THE ARCHITECTURAL HERITAGE FUND

England & Wales · Charity number 266780

Details

Other names	THE A H F
Status	Registered
Legal form	Charitable company
Company number	01150304
Registered	1974-01-29
Register	View on the Charity Commission register

Contact

Address	3 Spital Yard Spital Square London E1 6AQ
Phone	02079250199
Email	fiona.hollands@ahfund.org.uk
Website	www.ahfund.org.uk

Activities

Objects: A) TO PROMOTE THE PERMANENT PRESERVATION FOR THE BENEFIT OF THE PUBLIC GENERALLY OF BUILDINGS MONUMENTS OR OTHER EDIFICES OF STRUCTURES OF WHATSOEVER KIND AND WHETHER PERMANENT OR ATTACHING TO LAND OR NOT (INCLUDING BUT WITHOUT PREJUDICE TO THE GENERALITY OF THE FOREGOING ANY BUILDING AS DEFINED IN SECTION 336(1) OF THE TOWN AND COUNTRY PLANNING ACT 1990) AND WHERESOEVER IN THE UNITED KINGDOM SITUATE OF PARTICULAR BEAUTY OR HISTORICAL ARCHITECTURAL OR CONSTRUCTIONAL INTEREST. B) 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 OF STRUCTURES EXIST. C) 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.

Activities: To promote the permanent preservation for the benefit of the public, buildings monuments or other edifices or structures in the UK. To protect and conserve the character and heritage of the cities towns

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and villages in and around which such buildings monuments or other edifices of structures exist. To advance public education of and interest in the conservation of the UK's built heritage.

Classification

- **How:** Makes Grants To Organisations, Provides Other Finance, Provides Advocacy/advice/information
- **What:** Environment/conservation/heritage
- **Who:** Other Charities Or Voluntary Bodies

Geography

- **Area of benefit:** UNITED KINGDOM
- Northern Ireland
- Scotland
- Throughout England And Wales

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£3,329,213	£3,268,563	£18,139,977	22
2024-03-31	£6,197,747	£5,622,363	£18,069,028	20
2023-03-31	£4,138,929	£4,216,886	£17,325,833	21
2022-03-31	£7,086,220	£6,857,334	£17,621,181	20
2021-03-31	£9,824,104	£8,443,206	£17,296,536	19

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Trustees

Name	Role	Appointed
Alan Wakefield Francis		2024-12-11
Audrey Carlin		2021-12-09
Dr Neal Ethan Sashore		2020-09-24
Esther Jane Robinson Wild		2021-12-09
Graham Fisher		2019-06-19
Gregory David Pickup		2020-09-24
Joshua Houston Meek		2025-09-30
Karen Olivia Latimer		2018-03-28
Mary Walsh		2025-09-30
Peter Wodehouse Williams		2024-07-09
Professor Andrew William Westwood		2024-07-09
Robert Benjamin Stirling		2025-09-30
Rosaleen Clare Kerslake BA MBA CBE		2022-09-28
Stephanie Kathleen Hall-Stead		2025-03-18
Syreeta Bayne		2024-07-09

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THE ARCHITECTURAL HERITAGE FUND

England & Wales - Charity number 266780

Accounts

AHF Transforming Heritage

Trustees' Annual Report and Accounts

Year ended 31st March 2025

The Architectural Heritage Fund

Company Number:1150304
Charity Number: 266780
Scottish Charity Number: SC043840

TRUSTEES' REPORT AND FINANCIAL STATEMENTS

YEAR ENDED 31 MARCH 2025

THE ARCHITECTURAL HERITAGE FUND

Charity No. 266780

Company No. 1150304

Scottish Charity No. SCO43840

Annual Report 2024/25

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1. Who we are and what we do

The 'Architectural Heritage Fund (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 nearly 50 years, we've been the leading social investor in creating new futures for historic buildings.

2 Chair's introduction

As Chair, I am constantly amazed by and proud of the impact that the AHF achieves around the UK. The best way to understand that impact is to visit the places we are working, especially those where we are working most extensively. The towns in which our Heritage Development Trusts are located are examples of such places, and so in February the AHF Board went to find out more about the work of Luton Culture Trust, a visit that provided a perfect case study of the impact that we are aiming to foster throughout the UK.

Luton Culture Trust (LCT) is one of our current cohort of Heritage Development Trusts – specialist heritage and culture-led regeneration social enterprises - and is particularly seeking to have impact within Luton's former Hat District, within the town centre. We were lucky to be joined by a number of our partners, including Eilish McGuiness, CEO of the National Lottery Heritage Fund, and Nick Temple, CEO of the Social Investment Business. We heard from LCT about how they are taking forward a number of ambitious projects that speak to Luton's history as a place of manufacture but which will bring the heritage assets and uses up to date, and meet a range of community, cultural and economic needs. Understanding the work of the other Heritage Development Trusts has been a real highlight of the year, and we are looking forward to how we can further develop and extend this programme in future years.

I also visited Northern Ireland and was able to meet the Communities Minister, Gordon Lyons, in Belfast. As well as discussing the progress of the Village Catalyst schemes, we were able to outline the potential for more investment in vacant market town properties that could help meet local demand for homes. Historic buildings offer great potential to be reused for housing, and I am pleased to see us funding organisations like East Belfast Mission that have plans to redevelop a building into affordable housing and a social enterprise retail unit.

Good governance requires us to refresh our Board members, although that doesn't make it any easier to say goodbye to some longstanding and highly regarded trustees. So it is with great sadness we said goodbye to Roy Hodson, our long-serving Chair of the Audit and Risk Committee. Roy has been a hugely influential member of the Board for the past nine years, and his sage, calm advice will be greatly missed. We also said goodbye to Suzanne Snowden, who has been part of both the Audit and Risk Committee and a founder member of the AHF's communications committee. She has been incredibly helpful in the early preparations for our 50th anniversary next year.

We have been very lucky to recruit a high calibre new Trustee for Wales: Alan Francis, a highly respected architect who is a former Chair of the Design Commission for Wales and is the incoming President of the Royal Society of Architects in Wales. We know he will be an excellent champion for our work in Wales, and he has also joined our Grants Panel.

We are looking forward to 2026 and the celebration of our 50th Anniversary This will be a key moment as we celebrate projects past and present but also look forward to the future role of the charity in supporting communities across the UK to transform their heritage for new uses. Please do keep an eye out for the various activities we have planned for next year, which promise to be exciting.

3 Chief Executive's highlights from the year

One of the highlights of the year for me was, undoubtedly, the opening of the Buttermarket project in Redruth. This was a project funded under the Transforming Places through Heritage programme, our town centre regeneration focused fund, and was driven by one of our Heritage Development Trusts, Redruth Revival CIC. The Buttermarket is an exemplar for how a long-vacant historic building in the centre of a deprived town can lead wider revitalisation efforts. It's also a reminder of the impact a social enterprise developer can have in places like this. The result is a beautifully reimagined food hall and events space, along with a variety of business units, including co-working spaces. It is the type of asset that in other parts of the country might have been realised by the private sector, but which here has required the work of this enterprising and highly imaginative not-for-profit.

In Wales we saw the reopening of Cardigan Market Hall, following conservation and adaptation works led by Cardigan Building Preservation Trust and assisted by loan investment from our Heritage Impact Fund. The Grade II* market has been in continuous use since it opened in 1860 and is believed to be the first municipal building in Britain to follow the principles set out in John Ruskin's *The Stones of Venice*. It is part of the now thriving town centre of Cardigan, a place where the reuse of historic buildings, often involving projects led by social enterprises, charities and local SMEs, has been central to regeneration efforts over the past decade. We know the potential of projects like Buttermarket and Cardigan Market Hall to play a greater role in the revival of other town centres, and we have continued our strategic focus on raising more funding, both loan and grant investment, for these types of projects across the UK.

Towards the end of the financial year, we were incredibly pleased to be awarded a three-year funding settlement with Historic Environment Scotland. This long-term settlement will enable us to continue our early-stage support to charities and social enterprises, along with a renewed focus on assisting organisations to develop projects that will be both energy efficient and have a positive impact on climate change. Addressing climate change through building reuse and helping organisations to manage energy use and costs, and to become more sustainable, remains a critical focus for the AHF, and during the year we joined the Social Investment Business-led partnership that is delivering the 'blended' (loan and grant) Energy Resilience Fund. We also negotiated a new one-year funding agreement with the Department for Culture Media and Sport and Historic England, which led to the creation of the £5 million Heritage Revival Fund. This will be delivered during 2025/26 and will focus on developing the community ownership of town centre heritage assets, particularly in deprived places.

As Ros has highlighted, we had a very fruitful meeting with the Northern Ireland Communities Minister Gordon Lyons, which led to the commissioning of a research project currently underway looking at the potential for a housing and heritage regeneration fund, including investigating potential projects in towns across the country. . We're looking forward to the final report and hopefully moving forward with a number of pilot schemes in the next financial year.

As 2026 appears on the horizon, we are really looking forward to our 50th anniversary. This will be a unique opportunity to celebrate five decades of the work of the charity, from our early days in supporting the work of pioneering building preservation trusts, to our more recent focus on social, community and heritage impact delivering alongside each other.

As ever, this year's impact is down to the dedication of the communities we work with and the AHF's amazingly talented and hard-working team and Board.

4 Our Objectives

Our impact: Progress against our Strategy

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

Aim One: Fund

Delivering targeted investment that leads to the sustainable reuse and management of historic buildings.

Aim Two: Support

Supporting charities and social enterprises to take ownership of, develop and sustain new uses for historic buildings.

Aim Three: Inspire

Championing the impact of heritage and community-led regeneration.

Objective 1: Fund

Delivering targeted investment that leads to the sustainable reuse and management of historic buildings.

Fig 1.

KPI/measures	Result
Grant programme spend targets met	All grant programme targets met.
Commit endowment and HIF lending funds	The target was the 80% commitment of funds, subject to availability and fluctuations. Actual was 66%.
Fundraising goals achieved	New funding secured for England 25/26. HES follow-on funding agreed by March 25.

During the past year, the AHF made 154 grant offers totalling £1,734,699. We made 15 loan offers, including extensions, totalling £3,179,138. This included three new Heritage Impact Fund loan offers totalling £250,000 and one new Endowment fund loan offers totalling £100,000.

Fig 2. Loan offers (including extensions) 24/25

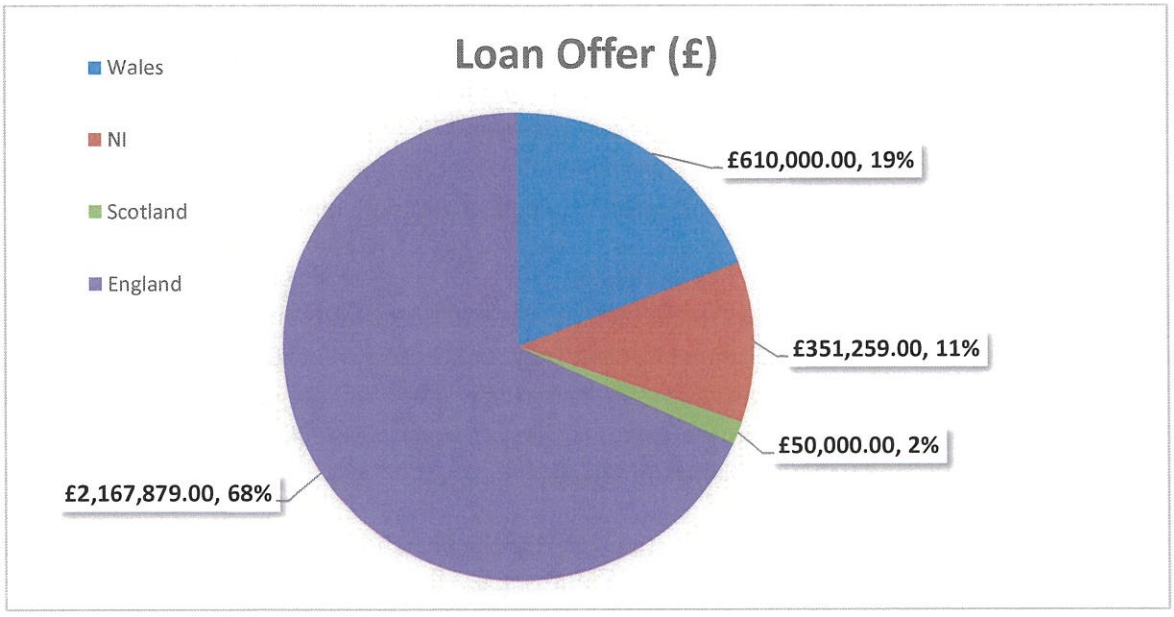
Client	Buildings	Loan Offer (£)
England		
Alex Moulton Charitable Trust	The Hall	£150,000
GW Arts CIC	Art Centre Penryn	£50,000
Royal Society of Sculptors	Dora House	£100,000
Age Concern Southend on Sea (extension)	Havens	£145,000
Delapre Abbey Preservation Trust (extension	The Stables	£200,000
Great Grimsby Ice Factory Trust (extension)	Peterson's Smokehouse	£174,911
Great Yarmouth Preservation Trust (extension)	Yare Gallery	£100,000
Heritage Lincolnshire (extension)	Old Kings Head	£200,000
Romsey BPT (extension)	Bargain Farmhouse	£375,750
South London Theatre BPT (extension)	South London Theatre	£42,495
Valley Heritage (extension)	18-20 Market Street	£194,985
White Rock Neighbourhood Ventures (extension)	Observer Building	£434,738
Sub-total		**£ 2,167,879**
Northern Ireland		
Conway Mill (extension)	Conway Mill	£351,259
Sub-total		**£351,259**

Scotland		
Robert Burns Ellisland Trust	Ellisland Farm	£50,000
Sub-total		**£50,000**
Wales		
Spitalfields HBT (extension)	Caerwent House	£610,000
Sub-total		**£610,000**
	TOTAL OFFERS	**£ 3,179,138**

Thrive Together Fund Awards		
Delapre Abbey Preservation Trust	The Stables	£150,000
Ivy House Community Pub Ltd	Ivy House	£44,000
Kiplin Hall CIO	Kiplin Hall	£150,000
	TOTAL OFFERS	**£344,000**

Energy Resilience Fund Awards		
Delapre Abbey Preservation Trust	The Stables	£85,000
	TOTAL OFFERS	**£85,000**

Fig 3. Loan offers (including extensions) by country



Since the Heritage Impact Fund launched in 2019, we have seen strong demand across the new fund and the endowment. New lending decisions slowed somewhat during 2024/25, and the number of new loan offers declined from the highs of several years ago. However, sustainably managing the portfolio is always a critical part of the work of the Investment Team, and we celebrated a number of significant repayments during the year. Organisations redeeming their loans included Hastings Commons, which utilised a Heritage Impact Fund loan for the development of the Observer Building, and South London Theatre, which invested an £80,000 loan in refurbishing their thriving space within the Grade II-listed former West Norwood Fire Station. By the end of the financial year, we had 66% of our funds committed against a target of 80%. We aim to increase loan offers during the forthcoming year.

Increasing investments into energy efficiency support has remained a priority throughout the year. This year, we supported Delapre Abbey in Northampton to successfully apply for Energy Resilience Fund (managed by Key Fund and the Social Investment Business) investment. This project also benefitted from the Thrive Together Fund, also managed by Social Investment Business. Being part of these funds enables us to lever in new finance to support historic building reuse projects and complements our direct loan and grant funding. We also invested £50,000 in Penryn Art Centre, supporting them to install energy efficiency measures in two previously redundant Grade II-listed heritage assets that are now back in active community use.

In Wales, our strong partnership with Cadw continued and our budget of £375, 000 for early-stage grants enabled us to support a significant number of projects. These included a grant of £20,000 towards the redevelopment of Canolfan Owain Glyndŵr, the Senedd-dŷ (Parliament House) of Glyndŵr's parliament of 1404. This historically significant building delivers a programme of activities sharing the history of Welsh independence hero Owain Glyndŵr. We also provided capital works grants to two Heritage Development Trusts, Haverfordwest Heritage and Galeri Caernarfon, which will support two town centre projects.

In Scotland, it was the final year of our Historic Environment Scotland agreement. We invested £325,000 in early-stage grants thanks to this partnership, alongside £100,000 from the William Grant Foundation. In Aberdeenshire, we funded the Friends of Tarlair Community Group to work up plans for Phase 3 of their efforts to revitalise a historic outdoor pool, thought to be one of only three outdoor swimming pools in Scotland. We also funded the latest stage of Scottish Historic Buildings Trust's (SHBT) regeneration of the Category A Custom House in Leith. After early-stage development and consultation with the local community, SHBT plans to bring the Custom House back into full use as a multi-purpose Community and Creative Hub. At the end of the financial year, we were delighted to receive the news that we had been awarded almost £2 million from the Historic Environment Scotland Partnership Fund. This will enable us to enhance the delivery of our core grants and project support programme in Scotland.

In England, our grants budget was lower than in previous years, but we were still able to allocate £315,000 of grants during the financial year, thanks to our partnership with Historic England and the Pilgrim Trust. A grant of £15,000 was made to St Ives Community Land Trust for St Peter Street Studio and their proposals to convert the chapel to create eight individual affordable studio areas. We also made a grant of £15,000 to Bailiffgate Museum & Gallery to further their plans to relocate from their smaller existing edge-of-town location into Northumberland Hall in the centre of Alnwick.

Demand for grants in England far outstripped supply during the year, so it was particularly welcome to successfully negotiate a new £5 million fund with the Department for Culture Media and Sport for launching in the new financial year. The new Heritage Revival Fund will support community-led initiatives to take ownership of and develop heritage assets, with a particular focus on deprived town centres.

Objective 2: Support

Supporting charities and social enterprises to take ownership of, develop and sustain new uses for historic buildings

Fig 4.

KPI	Result
Positive impact of AHF support on project confidence	85% of organisations reported a positive impact of AHF support on their project (this KPI was measured differently last year so doesn't enable a past year comparison).
Minimum of 10 organisations supported by the RePlan business support servic during 24/25.	20 organisations supported.
Provide advice and support to the Heritage Development Trust expanded cohort.	The HDT activity programme delivered six in-person events and eight online events, with 67% giving 5/5 feedback. Overall, 95% rated events highly.

Because community ownership of heritage assets is one of the AHF's most important aims, we ask all projects at the end of their grant or loan period whether they own their buildings at that date: **61% (69) of Exit Survey respondents reported they owned or held a long lease (25+ years) on their building**. According to our 2024/25 Longitudinal Survey, this figure rises to 72% five years after receiving funding and to 88% after ten years, demonstrating the lasting value of our early support. We also ask what role our funding and advice played in bringing buildings into community ownership. Of the projects that reported they owned or held a long lease on their building at Exit Survey stage, 59% (41) had already controlled their building before their AHF grant or loan, but **33% (23) reported that AHF funding and support directly enabled them to achieve ownership during their grant or loan period**. This means that one-in-five projects we supported were directly enabled to take ownership of their building thanks to our support during the period of their grant or loan.

A similar trend can be seen in our Longitudinal Survey. We asked organisations if the work funded by the AHF enabled them to take ownership of or secure a long lease on their buildings. Of projects that did not already have ownership/a long lease prior to their AHF grant or loan:

- 18% of projects from ten years ago reported AHF support enabling them to take ownership.
- 50% of projects funded five years ago reported AHF support enabled them to take ownership of their building post-award.

We have continued to be a part of the 'delivery partnership' for the UK wide Community Ownership Fund (COF) since 2021 and this continued during 2024/25. This fund, managed by the Ministryfor Housing, Local Government and Communities, supported community groups to take control of buildings at risk of loss and bring them back to life for the benefit of local people. Round 4 of the Fund, which was the final round, led to unprecedented success for heritage projects supported by the AHF. The last awards meant that, in total, 409 projects across the UK received support from the COF; 76 (or 19%) of these also benefitted from the AHF's early-stage advice and support.

Projects supported in the final COF round included Age Concern Southend's project The Haven, which we have supported with grants and a loan to develop their plans for the Art Deco former department store, a focal part of this part of the town's high street.

Although this was the final round of the current Community Ownership Fund, we continue to make the case to government, in all four parts of the UK, for the need for funding for communities who wish to take control of local heritage assets. Making this case for further funding will remain a priority for the AHF over the coming twelve months.

The Heritage Development Trust programme continued its support to twelve trusts across the UK as they developed and delivered their plans for taking ownership of heritage assets for the benefit of their local communities. In Scotland, North East Scotland Preservation Trust (NESPT) was gifted an unprecedented six buildings in Portsoy harbour, to be looked after by the Trust in perpetuity. These include the John Adam designed Category A-listed Marble Warehouse, and the Category B-listed Marble Workshop, which will be redeveloped to support the local economy through the creative industries. At the other end of the British Isles, the Buttermarket in Redruth reopened as a restored food hall, with a wide selection of delicious street food kitchens to choose from, as well as retail units, co-working spaces, and a diverse programme of live music, workshops, markets and more. This project has been led by Heritage Development Trust Redruth Revival CIC.

Objective 3: Inspire
Championing the impact of heritage and community-led regeneration

Fig 5.

KPI	Result
Published 2024/25 Impact Report.	**Achieved**
New Evaluation Strategy launched.	**Achieved**
New Environmental Policy published.	**Achieved**

During 2024, we developed an enhanced Evaluation Framework to better support our new Strategy, and we reported on this for the first time in our 2024/25 Impact Report. The data gathered shows the transformative effect that AHF support has on projects: more than three-quarters of projects reported gaining new skills; over 90% experienced increased confidence in their ability to deliver their project; and an extraordinary £29 million was leveraged as matching funds through our investment of just over £2 million during the year.

Other highlights from the new Framework include a demonstration of the long-term resilience of projects that have benefitted from our support and funding, with 82% of buildings we fund still in active community use ten years later. Finally, the economic value heritage-regeneration projects bring is made clear in the 6 FTE jobs created locally by each AHF project on average.

The pilot Heritage Development Trusts (HDTs) initiative was one strand of the Transforming Places through Heritage programme delivered by the Architectural Heritage Fund (AHF) from 2019-23. The HDTs initiative supported seven organisations taking a multi-project approach to restoring and managing historic buildings, helping them develop a portfolio of income-generating assets. In August 2024 we published a case study report prepared by The Audience Agency, which evidenced a range of insights from three HDTs, and which will help shape the development of the current programme.

We published an update to our Environmental Policy during the year. This set out a number of priorities for the AHF's work, including continuing to develop funds that can be made available to organisations to invest in new energy efficient measures.

We have also continued developing our plans for our 50th Anniversary celebrations in 2026, which – thanks to a grant from the National Lottery Heritage Fund – will include a full year of activities taking place across the UK. We will host a travelling exhibition exploring 50 AHF projects, which will kick off in Belfast in February before moving to Glasgow, Cardiff and London before appearing as a digital exhibition next autumn. We are also planning an exciting conference and a creative partnership with award-winning arts organisation Grizedale Arts and are refreshing our branding to look ahead to the next 50 years. All of this activity will help us promote the impact of community- and heritage-led regeneration across the UK.

Fig 6. Heritage Impact Fund Project level KPIs

HIF KPIs	Achievements as at March 2025 ((against original project forecasts)
Through the HIF and / or RePlan: **40-50** organisations would acquire long-term rights in historic buildings over a five-year period.	***21*** *(18)*
Through the HIF and / or RePlan: **40-50** historic buildings repaired and re-used over a five-year period.	***20*** *(37)*
Through the HIF and / or RePlan: up to **50** new FTE jobs created.	***167*** *(98)*
Through the HIF and / or RePlan: **250** new training opportunities will be created	***1267*** *(372)*
Through the HIF and / or RePlan: **500** new volunteering opportunities will be created	***997*** *(1137)*
Through the HIF and / or RePlan: up to **40** commercially run and **25** not-for-profit businesses run from re-used historic buildings will engage a wider audience	***12*** *(10) commercially run organisations and* ***5*** *(24) non-profit organisations*
Through the HIF / or RePlan: **40 - 50** organisations will have greater confidence in their organization	***19*** *(23)*

5 Our portfolio – case studies from across the UK

Ellisland Farmhouse Museum
Auldgirth, Dumfries and Galloway, Scotland
Robert Burns Ellisland Trust
Category A
Securing the 18th-century home of Scotland's national poet, Robert Burns

Built in 1788, the Category A-listed Ellisland Farm was home to the poet Robert Burns for the first few years of his marriage. It is considered the most authentic and least altered of his homes, with much of the design of the farmstead directed by the poet himself, including a writing space in the parlour with views across the landscape and down to the River Nith. Burns' poetry and songwriting was heavily inspired by the countryside around the farm; whilst living here, he wrote some of his most well-known and loved songs and poems: 'Auld Lang Syne', 'Banks and Braes' and 'Tam O Shanter.'

The Robert Burns Ellisland Trust manages the 170-acre farmstead and a significant collection of items associated with Robert Burns. With an aim to revitalise the at-risk site and safeguard its buildings and collections for the future, it is currently developing plans for the multi-million-pound 'Saving the Home of Auld Lang Syne' project. This project will include a programme of conservation and repair to ensure the security of historic buildings across the site and improve exhibition facilities for the collection. New facilities will also be developed, including a Centre for Song - a space for creativity and community engagement.

AHF grant funding has provided support for urgent repairs at Ellisland Farm, as well as feasibility work to explore proposals for the enhancement of the whole site, test market demand, and consider how new uses could be sensitively accommodated across the steading. Most recently, loan investment through the Heritage Impact Fund has provided cashflow support for The National Lottery Heritage Fund development phase of the project.

https://www.ellislandfarm.co.uk/

AHF Funding
Project Development Grant - £9,847 (2021)
Project Viability Grant - £9,990 (2022)
Project Development Grant - £19,725 (2023)
Heritage Impact Fund Loan - £50,000 (2024)

The Peterson's Project
Grimsby, Lincolnshire, England
Great Grimsby Ice Factory Trust
Grade II
Bringing two important buildings in Grimsby's Kasbah back into full economic use

This project consists of two 19th-century buildings, Peterson's Smokehouse and Building 89. Located within the historic dock area of Grimsby, known as the Kasbah, the setting of both of these buildings is significant. The Kasbah is a Conservation Area recognised for its fishing heritage, and is home to a cluster of historic smokehouses, shops, factories, and warehouses associated with the fishing industry. Peterson's Smokehouse on Henderson Street originally functioned as a kipper house, however, by 2017, it had been

out of use for some time and much of it was inaccessible. Sitting directly opposite on Wharncliffe Road is Building 89, which is likely to have originally operated as a shop and was in dire need of modernisation.

Great Grimsby Ice Factory Trust (GGIFT) was founded in 2010, with an initial aim of preserving the Ice Factory at Grimsby Docks. It has since widened its scope to look at the refurbishment and reuse of buildings across the Kasbah. The Peterson's Project was developed jointly by GGIFT, Associated British Ports, and North East Lincolnshire Council, and led to Great Grimsby becoming a Historic England Heritage Action Zone in 2018. Through the project, Peterson's Smokehouse has been restored for use as a fully functioning fish processing and smoking factory, while Building 89 has been brought back to life for a mix of uses, providing flexible rooms suitable for office, community, retail or café space.

The AHF has supported the Peterson's Project with a series of grants and loan investment. In 2018, two early-stage grants funded a viability appraisal, including the development of an outline business plan and research to identify sustainable end uses, as well as a development appraisal and the creation of an activity and fundraising plan. In 2020, a Transformational Project Grant was awarded to support a programme of capital works. Heritage Impact Fund loan investment was subsequently provided as match funding towards the full repair and refurbishment of the two historic buildings.

With the Peterson's Project now complete, GGIFT is currently seeking tenants to take on Peterson's Smokehouse and Building 89. Having both buildings back in active use will boost the local economy through the creation of jobs and apprenticeships and add to the revitalisation of the Kasbah.

https://www.ggift.co.uk/inspirational-projects/

AHF Funding
Project Viability Grant - £4,995 (2018)
Project Development Grant - £29,992 (2018)
Transformational Project Grant - £300,000 (2020)
Heritage Impact Fund Loan - £175,000 (2020)

Art Centre Penryn
Penryn, Cornwall
Art Centre Penryn
Grade II
Redevelopment of former chapel and adjacent School Room to create a major new creative space for Penryn

The Grade II-listed former Penryn Methodist Chapel, built in 1891, is a landmark building at the centre of Penryn that had been in continuous use as a chapel until its closure in 2023. The former School Room at the rear of the chapel was built as a Sunday School and was later used for functions and community activities.

Art Centre Penryn was established as GW Arts CIC, a community arts organisation, in 2017 to provide space for artists to develop, produce and exhibit their work, as well as host arts classes and workshops. The organisation took ownership of the former Penryn Methodist Church and School Room in 2023, moving from its previous site at Grays Wharf to this new town centre location and changing its name. The new site will enable the organisation to expand its community arts offer while also bringing these much-loved 19th-century buildings back into full community use as a major new creative space for Penryn and the wider region, with art exhibitions and creative activities coming together in a place where people could feel

welcome, valued and inspired.

AHF grant funding has enabled Art Centre Penryn to develop its plans for both the School Room and the Chapel. Additionally, AHF loan investment through the Heritage Impact Fund provided match funding, alongside the UK Shared Prosperity Fund and The National Lottery Heritage Fund, towards works to repair and refurbish the School Room and install energy saving improvements and adaptations, including solar panels.

The School Room has now reopened and houses a community art room that offers regular workshops and arts-focused classes, artist studios and a shared workspace. Different groups use the space for a range of activities, including regular arts sessions for over 65s and health and wellbeing sessions. The next phase of works will bring the chapel back into full use as a high-quality contemporary gallery space to showcase work by both local and national artists; the AHF has provided a grant towards this next phase of the development.

https://www.artcentrepenryn.org/

AHF Funding
Project Development Grant - £16,742 (2023)
Project Viability Grant - £10,000 (2023)
Project Development Grant - £50,000 (2024)
Heritage Impact Fund Loan - £50,000 (2024)

The Hall Estate
Bradford-on-Avon, Wiltshire, England
The Alex Moulton Charitable Trust
Grade I
Refurbishment of historic cottages creates essential local rental properties and further advances the preservation of historic estate

Built around 1610 by clothier John Hall, The Hall in Bradford-on-Avon, Wiltshire, is a Grade I-listed Jacobean mansion with deep roots in Britain's industrial heritage. Over the centuries, it has been home to prominent figures in the woollen, rubber, and automotive industries. Its most recent resident, Dr Alex Moulton, a pioneering engineer and inventor, developed the rubber suspension system used in the Mini and the iconic Moulton bicycle.

Today, The Hall is owned and managed by The Alex Moulton Charitable Trust, which preserves the estate and its collections while promoting engineering, design, and heritage through public engagement. It also opens the estate for tours, weddings, and unique heritage stays. The Trust has recently undertaken a project to bring three historic cottages at the estate's entrance back to life. Believed to date from the mid-19th century and originally used to house estate workers, the cottages have now been sensitively restored for residential use. As well as creating much-needed housing, the cottages will provide a sustainable income stream to support the Trust's charitable objectives — including cultural programming, community engagement, and the ongoing preservation of The Hall.

The AHF first supported The Alex Moulton Charitable Trust back in 2017, awarding a Project Viability Grant towards the preparation of a project viability report for The Hall. More recently, a Heritage Impact Fund loan enabled the full refurbishment of the historic cottages on the estate.

https://moultontrust.org/

AHF Funding
Project Viability Grant - £5,000 (2017)
Heritage Impact Fund loan - £150,000 (2024)

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47 Main Street
Clogher, County Tyrone, Northern Ireland
Hope 4 U Foundation
Restoring a disused Georgian house to provide supported living accommodation and a well-being hub for older people
Grade B1

47 Main Street, Clogher, is a prominent Georgian building located in the centre of the village in south County Tyrone. The house was converted into a rural centre in the 1990s, but became vacant over a decade ago, causing it to fall into disrepair and be added to the Heritage at Risk Register.

Hope 4 U Foundation, a charity which promotes regeneration of the rural Clogher Valley through the provision of community services and outreach activities, initiated purchase of the building in 2023. The charity, which is very active in the local community, wished to explore how 47 Main Street could allow the organisation to work with other partners to expand its services, particularly to work with and deliver on the needs of older people in the Clogher Valley area. It subsequently established Hope 4 U Property to support the regeneration of the town centre and to oversee this project.

The group's vision is to create supported living accommodation and a well-being hub for older people. This mixed-use project on the Main Street will meet an identified need in the area, aligning with the Mid-Ulster District Council Community Plan, which highlights that the percentage of people aged 65 and over is estimated to double by 2037. It also aligns with the objectives of the Village Catalyst partnership programme (made up of AHF, the Department for Agriculture, Environment and Rural Affairs, the Department for Communities, and the Northern Ireland Housing Executive), which seeks to address rural poverty and social isolation, as well as reuse historic buildings at risk.

In 2023, the AHF awarded Hope 4 U a Village Catalyst Project Viability Grant towards community engagement, advice on constitutional model, a Viability Report, a condition survey and costs. In 2025, the group was awarded a Village Catalyst Project Development Grant to engage a conservation architect to secure consents and a consultant to fully develop their business plan and bring this rural regeneration project to fruition. These building blocks have helped to secure investment from the local business community and to prepare for up to £240,000 of capital funding from the Village Catalyst programme.

AHF Funding
Project Viability Grant (Village Catalyst) - £10,000 (2023)
Project Development Grant (Village Catalyst) - £20,000 (2025)

The Old Wine Warehouse

Ramsgate, Kent, England
Heritage Lab Ramsgate
Unlisted, in Ramsgate Conservation Area
Repurposing of Victorian wine warehouse to create a new co-work, performance venue and café/restaurant space in Ramsgate town centre

The Old Wine Warehouse in Ramsgate was originally constructed in the late 19th century for local wine merchants Page & Sons. Founded in 1804, the firm is believed to be the oldest privately-owned wine merchants in the UK still in operation. The building was an integral part of the business – ports, sherries and wines were bottled and stored here, supporting the firm's shop on nearby Queen Street. Page & Sons moved out in 1974, after which the building spent several years as a martial arts centre before being redeveloped into a Michelin Guide-recommended restaurant and bar, Age & Sons, in 2009 – so called because the 'P' glazed tile had fallen off the front of the building. After Age & Sons' closure in 2014, the building was abandoned for almost a decade before its acquisition by Heritage Lab Ramsgate in 2023.

The regeneration of the Old Wine Warehouse is the first capital project completed by Heritage Lab Ramsgate, a pilot Heritage Development Trust supported through AHF's Transforming Places through Heritage programme. The community interest company was founded to revitalise historic buildings and community assets to create work and community space, and boost employment in Ramsgate.

Split over three levels, the newly restored building has three distinct spaces. On the first floor is Ramsgate Works, a co-working space for creatives, remote workers, digital nomads, entrepreneurs and anyone looking for an inspiring place to work. It includes dedicated and flexible hotdesking spaces, as well as a range of facilities and member benefits, including two acoustic pods for calls and small meetings, super-fast Wi-Fi, a break-out soft-seating area, member events, and evening and weekend presentation space. The basement is home to Ramsgate Arts Club – a 60-seater, intimate creative performance events space and bar, which will host live music, comedy, alt-cabaret, film screenings, spoken word, and a range of community-led events. The business is a community interest company with a social mission to support neurodiversity within the community; as well as initially creating up to eight jobs, it will also support scores of creatives each year. Finally, the ground floor has been converted into a new commercial unit with an outdoor seating area and will open as a coffee shop, Giant Coffee, in late 2025.

In addition to the Heritage Development Trust funding for Heritage Lab Ramsgate, the AHF has supported this project with a number of grants. A Project Viability Grant funded a feasibility review of various historic properties in Ramsgate town centre, including the Old Wine Warehouse. Two Project Development Grants, awarded in 2022 and 2024 respectively, subsequently enabled Heritage Lab Ramsgate to take the project forward, contributing towards the acquisition of the building, as well as covering professional fees, set-up costs, project management, communications and marketing, and operational costs leading up to the opening.

In June 2025, the Old Wine Warehouse was officially reopened. The AHF continues to support Heritage Lab Ramsgate as a Heritage Development Trust so that it can bring more of Ramsgate's unique heritage buildings back into public use.

https://www.heritagelab.org.uk/

AHF Funding
Project Viability Grant - £11,530 (2022)
Project Development Grant - £48,850 (2022)
Project Development Grant - £38,865 (2024)

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2 Haymarket
Sheffield, Yorkshire
S1 Artspace (S1A)
Grade II
Returning Sheffield's original nineteenth century Head Post Office to use with a creative approach to become a flagship home for culture and arts in the city.

Constructed in 1871, this bold Italianate building and city landmark was originally built as the Head Post Office. Occupying a corner site, at the junction of two principal arterial city roads, it is comprised of three-storeys, a single-storey annexe and a basement. In 1911, the Post Office relocated, and the building became the Sheffield Stock Exchange. It was repurposed again in 1967 as a branch of the Yorkshire Bank, but this closed in 2014.

Vacant since 2017, the building was identified by S1 Artspace (S1A) as a potential permanent new home – the arts organisation actively supports the production and presentation of new work and ideas, providing annual public exhibitions and events, alongside studios for artists and creative businesses based in Sheffield. A project is now underway to restore 2 Haymarket to create a fully accessible, fit-for-purpose arts venue, with a sufficient scale of gallery space to programme contemporary art shows, as well as studio and creative community spaces on the upper floors. Sitting within the Castlegate Quarter, an area of city-centre regeneration focus for the City Council, S1A will form part of a collective of creative and cultural organisations making the area their focus.

The AHF has supported S1A with opportunities to find and create a home for the organisation since 2016. When a prior project in development was unable to progress due to circumstances beyond the control of S1A, it secured the purchase of 2 Haymarket in July 2024 with grant support from the Sheffield Council. The AHF awarded a Project Viability Grant in January 2025. This grant formed part of a funding package that has enabled S1A to commission plans to RIBA 2 and begin associated project planning to prepare for and support the capital fundraising campaign.

https://s1artspace.org

AHF Funding
Project Viability Grant - £10,000 (2025)

The Turf Shed at Lissan House
Cookstown, County Tyrone, Northern Ireland
Lissan House Trust
Grade B / B+
Turf Shed to form fun, flexible space to drive greater activity to the historic Lissan House & Demesne

Thomas Staple, the 1st Baronet of Lissan and Faughanvale, built Lissan House around 1620, during the Plantation of Ulster. In 1660, Thomas' youngest son, Robert, constructed much of the house which stands today, though it has been adapted and embellished by subsequent generations. It, and the surrounding 300-acre estate, is now owned and managed by Lissan House Trust. Following a popular public campaign and inclusion in the BBC Restoration series, the house was restored and opened its doors to the public in

2012 as a visitor and community centre. However, it is not suitable for a wide range of activities, and the demesne needs further animation to ensure its financial sustainability.

The Grade B-listed Turf Shed is part of a group of outbuildings on the Lissan House demesne, all dating back to the 17th century. It has arcaded openings along its two long sides, a timber mezzanine floor and a Bangor blue slate roof. The south end of the building is in ruinous condition, but the volunteer-led Trust has been working hard to secure the historic fabric that remains, including carrying out urgent and sensitive repairs, guided by a conservation-accredited surveyor.

The Trust's vision is to restore and transform the shed to form an open plan, flexible, sheltered space for walkers, school groups and other visitors coming to Lissan House and estate, helping to drive greater activity to the historic site. It plans to rent the spaces to groups for events like barbecues and foraged feasts, while the first-floor mezzanine would be used for overnight camping by youth groups, including the Girl Guides and Boys Brigade. In the meantime, the Trust is accommodating a host of meanwhile activities. These activities will also help to generate additional income for the Trust, contributing to its long-term sustainability and furthering its charitable aims and objectives.

In 2023, Lissan House Trust was awarded a Project Viability Grant to commission a conservation-led condition survey and a viability study, which has helped kickstart its ambitious plans and support an application to The National Lottery Heritage Fund.

https://www.lissanhouse.com/index.html

AHF Funding
Project Viability Grant - £7,500 (2023)

The Buttermarket
Redruth, Cornwall, England
Redruth Revival CIC
Grade II
Reimagining a group of nineteenth century market buildings as a home for street food kitchens, creative workshops and community gatherings

Built in 1825, the Buttermarket played a leading role in Redruth's identity as a market town and was for many decades the focus for the meat market. Located within the town centre, it was well positioned to serve the town community but increasingly fell out of use and into a state of decline. It sits alongside additional buildings associated with the mining industry, with the group of buildings forming a significant part of the townscape.

In 2014, a group of local people gathered to consider how they could shape the town centre of Redruth; from these initial meetings, Redruth Revival CIC was formed. Shortly afterwards, the Buttermarket and Mining Exchange buildings became available for purchase. They provided the ideal project opportunity: an excellent town centre location, with a range of spaces of different sizes and a magnificent central open courtyard surrounded by granite pillars. Following a major renovation, the Buttermarket has now been given a new lease of life as a thriving cultural and community hub. The restored complex includes a food hall, with a wide selection of delicious street food kitchens to choose from, as well as retail units, co-working spaces, and a diverse programme of live music, workshops, markets and more.

The AHF has supported the Buttermarket project with multiple grants since 2019, which have enabled Redruth Revival to complete viability work, progress to development work, and subsequently carry out a programme of capital works. This paved the way for the CIC to secure the significant investment required to bring the Buttermarket back to life, including grants secured under the Redruth High Street Heritage Action Zone and a two-stage process with The National Lottery Heritage Fund.

The project ultimately received over £4 million in funding and the Buttermarket was reopened in 2024. The AHF continues to support Redruth Revival as a Heritage Development Trust; the three-year core funding has enabled the CIC to increase its capacity, and it now seeks to develop further heritage enterprise projects across the town.

https://www.buttermarket.org
https://www.redruth-revival.org

AHF Funding
Project Viability Grant - £6,919 (2019)
Project Development Grant - £59,850 (2021)
Transformational Project Grant - £250,000 (2021)

Capel y Groes
Cilycwm, Carmarthenshire, Wales
Menter Cilycwm
Grade II
Future of historic chapel secure under community ownership

Capel y Groes was built circa 1859 in a simple Gothic style and remains unaltered. It has three centre pointed windows to the facade and side elevations, and exterior walls lime washed pink. It is known affectionately as 'Capel Pinc' (the Pink Chapel) and was painted several times by the late artist, Aneurin Jones. The building consists of a main hall with a gallery and an attached chapel house with one vestry room upstairs and two small rooms downstairs. The chapel is located some 30 metres from the village high street, accessed via a narrow footpath.

Menter Cilycwm is a Charitable Incorporated Organisation established in 2017 to secure the future of Capel y Groes. It plans to convert the chapel and vestry into a community hall to provide space for a variety of activities (coffee mornings for senior citizens, health and well-being surgeries, arts and crafts workshops, a book club, a youth club, local history talks, and choir practice) and events (concerts, film nights, a produce market, a fruit and vegetable exchange, weddings, private parties, and a polling station for local and national elections), as well as a meeting venue for community organisations (the Community Council, Cilycwm Show Committee, Playing Field Committee, and Graziers Association). As part of the transfer

agreement, Menter Cilycwm will provide a small space for the Capel y Groes congregation (totalling four) to continue to worship on Sunday mornings.

The AHF first supported Menter Cilycwm with a grant for viability work in 2018. A second grant, awarded in 2022, helped fund the cost of a team of professional advisors to further develop Menter Cilycwm's plans. Now, a Project Development Grant is contributing towards commissioning a conservation architect to develop the architectural plans through to the end of RIBA Stage 4.

https://www.facebook.com/p/Menter-Cilycwm-100077269119428/

AHF Funding
Project Viability Grant - £2,900 (2018)
Project Development Grant - £10,000 (2022)
Project Development Grant - £20,000 (2024)

The Ice House
Great Yarmouth, Norfolk, England
Out There Arts
Grade II
Seaside town's historic ice house transformed into a multi-use arts, heritage, circus training and performance space

Built between 1851 and 1892, The Ice House is a Grade II-listed building situated on the historic Great Yarmouth South Quay. It was originally used to store freshly caught seafood that would then be transported to London's Billingsgate fish market. In the mid-19th century the landmark building was at the forefront of an industrial revolution that saw the town's fortunes soar. As modern technologies advanced, however, The Ice House fell into disuse, serving for some time as a grain store. It is the only building of its kind left in the country and a prominent survivor of the herring fishing industry that once dominated the town.

Based in Great Yarmouth, Out There Arts is dedicated to providing outstanding opportunities for artists and communities; it hosts and supports the delivery of outstanding circus and outdoor arts festivals and events for local communities and wider audiences. Thanks to Out There Arts' imaginative and creative reuse of The Ice House, the building has been transformed into a National Centre for Outdoors Arts and Circus, enabling the charity to expand its activities even further. The building has been restored in a way that preserves its historic character. Internally, it has been repaired and retained as an undivided and accessible multi-use arts, heritage, circus training and performance space. This will host a dynamic cultural programme of live music, theatre, exhibitions, immersive arts experiences, and private events. It will also offer a pop-up café bar. Additionally, a first-floor mezzanine leads out to a balcony overlooking the river, referencing the original high-level external platform that once provided access for loading ice into the building.

The AHF supported this project from an early stage, initially awarding Out There Arts a Project Viability Grant in 2018 to enable the charity to explore potential options for the reuse of The Ice House. In subsequent years, multiple grants were awarded through the Transforming Places through Heritage programme, supported by the Department for Culture, Media and Sport. This included two Project Development Grants to develop plans for the building's future, as well as a Transformational Project Grant to help Out There Arts acquire the building, undertake external repairs and re-thatching of the roof, and

install essential electricity and water connections. This project also attracted further support and funding from The National Lottery Heritage Fund, Great Yarmouth Borough Council, Towns Deal funding, Arts Council England and Brineflow.

The transformation of The Ice House was completed in 2025 and the unique venue has already hosted an exciting mix of events. In May, the Grand Opening of the building kicked off the annual Out There International Festival of Circus & Outdoor Arts. Subsequently, in July, the community launch marked the beginning of Summer Nights – weekly openings of The Ice House throughout the summer season, offering food, drinks and a special programme of entertainment.

https://outtherearts.org.uk/the-ice-house/

AHF Funding
Project Viability Grant – £7,500 (2018)
Project Development Grant - £55,000 (2019)
Emergency Support Grant – £15,000 (2020)
Project Development Grant - £45,000 (2020)
Transformational Project Grant - £350,000 (2022)

The Golden Lion
Birmingham, England
Birmingham Conservation Trust
Grade II, located within Grade II Registered Park and Garden*
Breathing new life into one of Birmingham's rare surviving timber-framed buildings

Built in the 17th century and located on Deritend High Street (a historic area of Birmingham's city centre), the Golden Lion was saved from demolition in 1911 by the Birmingham Archaeological Society and relocated to Cannon Hill Park. Following its move, the Golden Lion was used as a refreshment room and cricket pavilion. In March 1914, the building was subject to an arson attack by the suffragette movement, but the fire was discovered before too much damaged occurred. The building has been empty and unused for the last twenty years and is currently surrounded by scaffolding. It is thought to be one of very few timber-framed buildings in existence in Birmingham.

Birmingham Conservation Trust is an experienced Building Preservation Trust which restored, developed and now manages the Coffin Works in Birmingham's Jewellery Quarter. The Trust is currently exploring options for a sustainable use for the Golden Lion and is working to ensure its structural stability through urgent repair works.

Along with grant funding from Historic England and W. A. Cadbury Trust, an AHF Project Viability Grant, awarded in 2024, supported Birmingham Conservation Trust to undertake a detailed feasibility study to assess the condition of the building and to establish the cost of repairs to enable it to be brought back into use. AHF funding focussed on historic research on the building, business planning and community consultation and engagement. The feasibility study concluded that The Golden Lion does have a viable future and urgent repairs were undertaken to stabilise the building.

In August 2025, it was announced that Birmingham Conservation Trust, in partnership with Birmingham City Council, had secured a £344,265 grant from the Historic England Heritage At Risk Capital Fund. With this funding, the next phase of essential works can commence to ensure the site is secure and watertight.

http://www.birminghamconservationtrust.org/

AHF Funding
Project Viability Grant - £10,000 (2024)

Gracemount Mansion
Gracemount, Edinburgh, Scotland
Gracemount Mansion Development Trust
Category B listed, Buildings at Risk Register
Former country villa to provide a sustainable community hub for the future

Situated on the southern outskirts of Edinburgh, this former country villa was built in 1780 as a rectory, then altered and expanded in 1800, 1890 and 1932. Its historical associations include a link with the treatment of tuberculosis, as well as proximity to a medieval healing well. Sold to the local authority in 1920, it was used as a popular long-running youth club and community centre from 1964. During this time, it accommodated a range of community organisations, including pre-school and after-school groups, a local housing association, and a community health and growing project. However, in 2018, it was closed suddenly due to health and safety concerns, resulting in tenants relocating elsewhere.

In response to the closure, a Friends group was formed to undertake community engagement, which demonstrated the value of and continued need for the community spaces and services delivered from Gracemount Mansion. Informed by these findings, the Gracemount Mansion Development Trust was established. The Trust's aim is to develop the building in the spirit of what was there before, providing a sustainable community hub for the future, with spaces to meet, learn and work.

The AHF has supported this project with three successive development grants, initially to help make the case for acquisition, assisting with business planning, valuation and early design costs, then to develop designs to secure planning permission. Since acquisition, AHF grant support has also enabled the Trust to undertake emergency roof repair works.

Gracemount Mansion was officially purchased from the local authority in May 2025 via the asset transfer process. Going forward, a phased approach will be followed; an initial meanwhile use phase will allow users to regain access to parts of the building at ground floor level, as fundraising for the full capital project continues.

https://www.gracemountmansion.com/

AHF Funding
Project Development Grant - £19,770 (2023)
Project Development Grant - £15,000 (2024)
Project Development Grant (WGF TSF) - £10,000 (2025)

John O'Groats Mill
John O'Groats, Caithness, Scotland
John O'Groats Mill Trust
Category B, on the Scottish Buildings at Risk Register
Bringing the last working watermill in Caithness back into vibrant use at the heart of the community

This last of the great Caithness corn mills stands prominently at the northernmost tip of mainland Scotland. Originally dating from 1750, a further phase of development in 1901 resulted in the L-shaped, three-storey building that exists today. The mill ceased operation in 2001 and lay unused for 20 years, but was otherwise intact, with machinery in situ and largely in working order. The entire mill complex holds particular meaning for the community, as it has been a focal point for this remote community to gather for centuries. The wider site includes the mill pond, a large enclosed vertical overshot wheel, a kiln, a grain store, and a workshop. There is also an older mill and stables, which had already been converted into holiday cottages prior to this project.

For many years, there had been efforts to explore options for the restoration of John O'Groats Mill, and, in 2017, a new trust was formed to develop a community-led solution: the John O'Groats Mill Trust. The Trust's ambition was to develop the mill as a venue that would serve both local and visitor interests – an event and community meeting space, combined with a visitor attraction. Letting of the existing holiday cottages was part of the revenue mix, and plans for the mill enhanced the visitor offering at John O'Groats. Capital works comprised restoration of the existing buildings, the insertion of a lift and a single-storey glazed extension with a 'green roof' and viewing deck.

The AHF has supported this project with two grants since 2018, initially contributing to the cost of design team fees to help make the case for acquisition funds from the Scottish Land Fund. The building was successfully acquired in 2020 and the AHF subsequently assisted with project development costs, including specialist surveys necessary to support the Trust in obtaining planning permission and listed building consent. The Trust went on to successfully make the case to capital funders, including The National Lottery Heritage Fund and the Regeneration Capital Grant Fund.

Works commenced on site in autumn 2023 and the project completed in spring 2025, with the building open to visitors for the summer season.

https://johnogroatsmill.com/

AHF Funding
Project Development Grant - £7,360 (2018)
Project Development Grant - £30,000 (2021)

Gregynog Hall
Tregynon, Powys, Wales
The Gregynog Trust
*Grade II**
Raising the roof to secure the future of Gregynog

Gregynog Hall is a historic house and grounds filled with history, culture and hospitality. There has been a hall on this land since the 12th century. In the 1840s, Henry Hanbury Tracy (Baron Sudeley) pulled the old house down, rebuilding it in its present form with concrete 'half-timbering' and incorporating elements from the old house including the carved parlour, built in 1636. The last residents of Gregynog were sisters Gwendoline and Margaret Davies, renowned art collectors and public benefactors. The Davies sisters lived at Gregynog from 1924, turning it into an important centre for music, the arts and fine printing. Committed to peace and progress, they shared the ambition for everyone to benefit from engagement with and access to Wales' rich culture and outstanding environment. Gwendoline Davies died in 1951, followed by her sister Margaret in 1963, after which Gregynog passed to the University of Wales. The University disposed of Gregynog, including the surrounding 750 acres, to the newly formed Gregynog Trust in 2019.

The Gregynog Trust is a charity dedicated to safeguarding this magical place for future generations. Its vision is to establish Gregynog Hall as a crucible for creativity, leadership and learning in Wales. In the Trust's care, Gregynog is open to the public as a visitor attraction, enabling everyone to enjoy the Hall, gardens and landscape. It also continues to host conferences and events and celebrate nature and the arts through a busy programme of activities. However, due to a lack of repair and maintenance prior to the Trust's ownership from 2019, the roof requires urgent renewal and this heritage assets faces further dereliction and risk of closure. Therefore, the Trust is now undertaking a project to refurbish the Hall and 'Raise the Roof', which will be the first step in securing this magical place and unlocking its wider potential.

The AHF is supporting Gregynog Trust with two Project Development Grants. The first, awarded in December 2023, funded a roof survey, cost plan, and an outline programme of repairs (RIBA 1). The second Project Development Grant was awarded in December 2024 towards commissioning a multi-disciplinary design team, led by a conservation architect, to produce architectural plans through to the end of RIBA Stage 3.

www.gregynog.org

AHF Funding
Project Development Grant - £20,000 (2023)
Project Development Grant - £20,000 (2024)

Ballogie Soutar's Shop
Birse, Aberdeenshire, Scotland
Birse Community Trust
Category A
Restoring the remarkable time capsule of a rural soutar's shop

This modest timber building is one of the only purpose-built soutar's (shoemaker's) shops known in Scotland, if not the whole of the UK. It was built in 1896 by James Merchant on his own croft land in the village of Ballogie. He worked there until his death in 1941; the door was then closed and the contents survived largely untouched, complete with tools, ledgers, shoes, and scraps of leather on the floor. It is a rare survival of a bygone era when such shops would have been found in every village.

The shop is one of several heritage buildings in the locality, which include a timber sawmill, turning and bucket mills, a former school, a church, and a community hall, along with woodland and forestry sites. Buildings, people and land are inextricably linked here by ancient rights of local people to gather timber. Birse Community Trust cares for this collection of buildings and, at the Soutar's Shop, has undertaken ad hoc repairs and supported a group of volunteers in delivering small scale tours of this special place. Now, faced with deteriorating condition, the time has come to sympathetically repair this fragile building. Once stabilised, digital access will be provided, allowing interested parties worldwide to 'visit' the shop and study its contents.

The AHF has awarded three grants to this project since 2023, contributing to various costs associated with securing planning permission – including a bat survey, a condition survey, a scheme of repairs, and a conservation plan – as well as project management, fundraising and legal costs.

Capital works are due to start in autumn 2025 and will commence with the careful removal, cataloguing and safe storage of contents, which will be returned once the building is fully restored.

https://www.birsecommunitytrust.org.uk/heritage-sites/soutars-shop/

AHF Funding
Project Viability Grant - £6,000 (2023)
Project Development Grant - £10,000 (2024)
Project Development Grant - £3,075 (2025)

6 Financial review for the year ended 31 March 2025

Overview of our financial performance and position

The AHF's net operating surplus for 2024/25 was £60,650 (2023/24: £575,384 surplus), comprising an unrestricted fund surplus of £33,692 (2023/24: £250,768 surplus) a £19,109 surplus on the endowment fund (2023/24: £176,674 surplus), and a £7,849 restricted fund surplus (2023/24: £147,942 surplus).

The unrestricted fund surplus was less this year due to three main factors: reduced income from our lending activities, a significant one-off credit in 2023/24 due to a change in our interest bad debt provision methodology, and staff and overhead cost increases, partly due to additional headcount.

Our short-term investments delivered gains of more than £100,000, which boosted the unrestricted fund total surplus for the year to £137,273; however, whilst our multi-asset portfolio continued to deliver meaningful income for us, it sustained disappointing losses, which impacted our other charitable funds.

These losses reduced the overall net investment gains to £10,299, (2023/24: £167,811 gain) bringing our total funds surplus for the year to £70,949 (2023/24: £743,195 surplus).

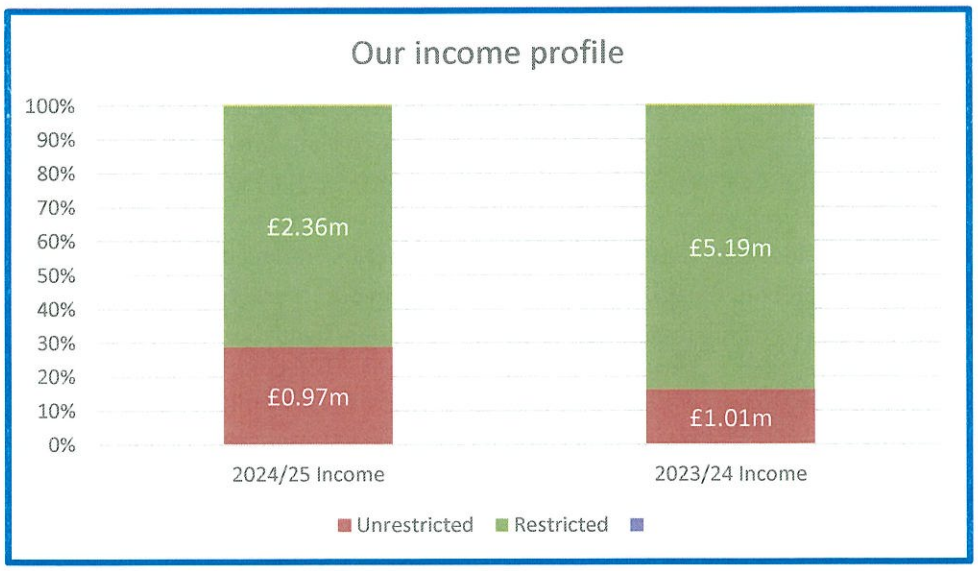
Income

We generated gross income of £3.3 million (2023/24: £6.2m). The year-on-year decrease of £2.9 million was primarily due to the National Lottery Heritage Fund funding for the non-recurring £2.3 million Heritage Development Trust revenue grants; these are multi-year grants but were awarded, and recognised in the accounts, in 2023/24.

The decrease was also due to other non-recurring income in 2023/24, including £508,000 from Historic England, for the extension of the Transforming Places through Heritage programme, and £250,000 additional funding from Cadw, including an additional £100,000 contribution to the Heritage Impact Fund.

Unrestricted income was £965,945 (2023/24: £1,011,839). Despite the fall in interest rates, our investment income remained relatively stable at £288,317 (2023/24: £295,098) and income from our sector partnerships, reported under charitable activities, increased this year, contributing £172,615 (2023/24: £135,842). Interest receivable from our disbursed loans fell by 14%, reflecting both the repayment of significant loans and a slowdown in new lending during 2024/25.

Fig 7. Income Profile



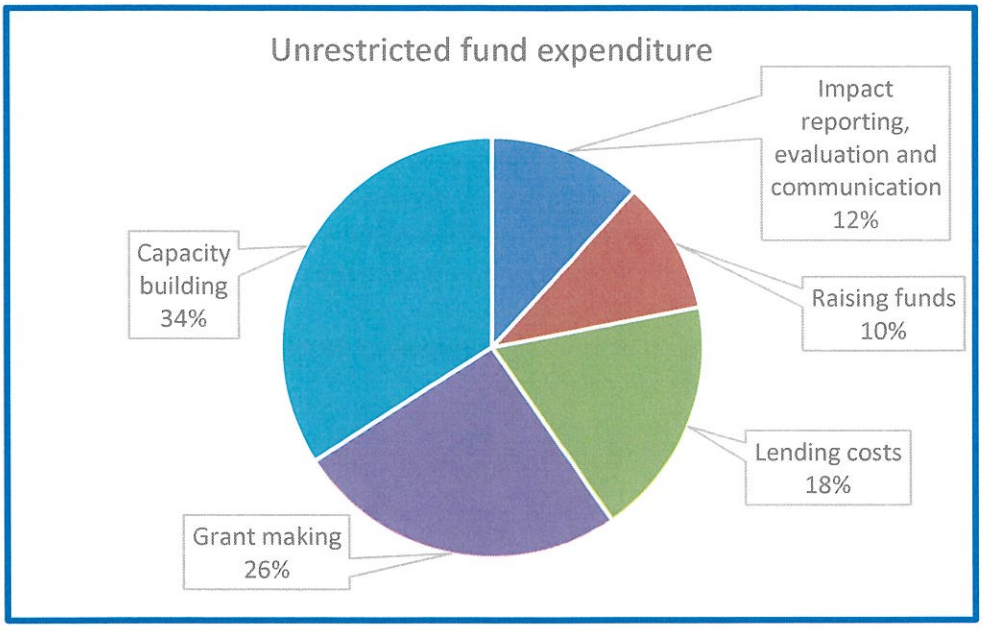
Expenditure

Expenditure fell by £2.3 million this year, to just under £3.3 million (2023/24: £5.6m); this was mainly caused by the lower value of grants made this year (£1.5m) compared to 2023/24 (£4.2m). Grants expenditure was particularly high last year, due to the £2.3 million Heritage Development Trust revenue grants and significant additional grant funding in England and Wales.

Our reduced grant expenditure this year was offset by some increases in staff and overhead costs, partly due to increased headcount, and this is reflected in higher spend across both charitable activities and raising funds. There was also a much smaller, beneficial reduction in the bad debt provision, compared to last year.

During the year we took the decision to write off a debt which had been fully provided for in a prior year.

Fig 8. Analysis of unrestricted fund expenditure



Funds

Our total charitable funds increased by £70,949 (2023/24: £743,195) to £18.1 million, of which £17.4 million represents the AHF's lending resources (2024/25: £17.3m)

Of the £5.9 million restricted funds held at the year-end, £3.9 million (2023/24: £3.9m) represents the cumulative HIF lending funds contributed by our external partners (net of bad debt charges), and £1.9 million (2023/24: £2m) the additional funds available for lending purposes.

Pay

Salaries and pay awards are set and reviewed annually by the AHF's Board of Trustees, and our aim is to ensure that we continue to attract and retain talented staff. These reviews take several factors into account, including affordability, economic trends (particularly inflation) and external market pay movement.

In April 2024, all employees were awarded a 4% pay increase.

During the year, the highest paid member of staff was in the £100,000 - £109,999 band (2023/24: £90,000 - £99,999). The ratio between the highest paid salary and the median AHF salary of £39,249 (2023/24: £40,288) was 2.7 (2023/24: 2.6).

Pensions

The AHF operates a Group Personal Pension Plan, which is administered by The Prudential Assurance Company Ltd on our behalf. Contributions made by the AHF to the scheme in the year totalled £66,657 (2023/24: £64,164).

Reserves

The AHF's reserves policy is designed to ensure that we continue to have an appropriate level of free reserves (i.e. excluding restricted and designated reserves) to safeguard our operations and achieve our strategic objectives. The level of reserves reflects the underlying risks facing the charity and is reviewed at least annually and whenever there is a significant change in the financial risks we face, which are

monitored on an ongoing basis.

To determine the appropriate level of reserves:

- We review projected financial performance including cash requirements. The AHF's business model means that income and expenditure can be forecast with reasonable accuracy in the short term. However, there are uncertainties, including: timing as to when loans will be drawn, the availability of funding in the medium term, and the economic environment.
- We consider how we would continue to operate if there was a sustained and significant reduction in loan-related income or capital funds to lend, or if successor funding was not secured at the end of our current programmes.
- We estimate the potential financial impact of other significant short to medium term risks, as identified in the AHF's Risk Register, and their likelihood.

In all cases, we consider existing mitigations including the bad debt provision, insurance policies, and the Designated Lending Fund reserve.

Following this review, the Trustees have determined that the minimum required level of free reserves is between £491,000 and £586,000 at 31 March 2025; the actual free reserves are £586,000.

The Board of Trustees review the underlying factors and the level of reserves annually and immediately following any significant change in the charity's activities, size or risk profile. The minimum reserves requirement is, therefore, expected to change over time.

Investment policy and performance

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 or in short term investments, on terms consistent with financial prudence and ready accessibility. Net gains on investments across all funds were £10,299 (2023/24: £167,811 gains) and net income from investments and bank deposits for the year amounted to £288,317 (2023/24: £295,098).

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 31 March 2027, taking into account the current challenges of heightened interest rates, inflation, and energy costs, all of which will continue to affect the organisations we support, 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

We will continue to work on the effective delivery of existing funding programmes and the development of new proposals; this will include maintaining engagement with our existing partners across the UK, including our statutory body sponsors, trusts and foundations and the National Lottery Heritage Fund, as well as the development of new opportunities.

Key priorities will include:

- The development of longer-term grant funding programme for England, building on the Heritage Revival Fund.
- Building on a recent review of our lending, increase loan offers across both the endowment and Heritage Impact Fund.
- Delivery of the 50th Anniversary Programme, which has been part-funded by the National Lottery Heritage Fund.
- Agreeing the next phase of the Heritage Impact Fund with the National Lottery Fund.
- Year-3 delivery of the Heritage Development Trust programme and the development of a new programme to take forward the learning.
- Delivery of Year 2 of our three-year agreement with Historic Environment Scotland.
- Engagement with colleagues in Cadw and Welsh government regarding longer-term funding and how we can help deliver on the new government's priorities.
- In Northern Ireland, further delivery of the Village Catalyst scheme and taking forward the findings of the housing/heritage regeneration research.
- Seeking to agree pilot scheme areas for housing / regeneration funds across the UK.

8 Governance statement

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.

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.

Our values

The organisation's values, as outlined in our Strategy 2023-28, are:

Enabling

We help catalyse new approaches to the adaption, management and ownership of historic buildings.

Collaborative

We work in partnership, helping broker new relationships and are open with our thinking and learning.

Expert

We are specialists in the field of community-led approaches to the regeneration of historic buildings.

Grounded

We are a flexible and pragmatic funder, proportionate in our approach, and empathetic to the needs of small organisations.

Inclusive

We strive for the equitable distribution of our funding and advice and work closely with organisations and communities to overcome barriers to gaining our support.

Equality, diversity and inclusion (EDI)

During the year we continued to look at how to deliver on the relevant EDI findings and recommendations within our most recent Strategy evaluation. This has included:

- We provided an update to the Board on progress towards the delivery of the recommended actions in our Equality, Diversity and Inclusion evaluation (2022). This included the latest diversity monitoring for our staff and Board.
- We renewed our commitment to the Institute for Voluntary Action Research (IVAR)'s 'flexible funder' principles. This sets out eight ways which will guide our approach to awarding funding and working with projects ahf statement on flexible funding- updated jan 2025.pdf. This renewal also involved external review.
- Continued membership of the social investment sector umbrella, the Diversity Forum.
- Continued development of our understanding of projects' governance and intentions for addressing under representation and diversity.
- Continuing work to ensure the Board and staff team are broadly representative of the UK population and work in an inclusive and supportive environment. This has included the use of specialist recruitment bodies to help fill Trustee roles and taking into account diversity considerations when making appointments.
- We also participated in the Foundation Practice assessment of the AHF's approaches to diversity, accountability, and transparency. The charity was given an A rating as part of this review.

Next year the charity's EDI actions will be mainstreamed into its overall action plan. Now that we have meaningful data, we will need to review the information that has come through the application questions regarding EDI issues and what this tells us about how projects are addressing these issues. That, in turn, will give us further steers about how we work with projects to look at how they address this priority within their organisations.

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. Our Trustees discharge this responsibility through their 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 as 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 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.

Risk Management Process

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 any significant externally funded programmes; this currently includes the Heritage Impact Fund.
- As well as the risk register, the organisation 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.

Fig 10: Top risks currently facing the AHF

Risk Area	Risk Description	Risk Management
External	Our services & products do not meet the needs of our existing or prospective clients.	We have raised significant funds for our grant programmes over the past couple of years. However, there has been a slowdown in lending, partly as a result of economic uncertainty and a general lack of confidence in the sector. A market assessment has been undertaken to better understand current needs and gaps and lending has recently picked up.
Operational	Borrowers default on loans and repayment of capital and interest decreases significantly. Endowment and HIF eroded rendering AHF's lending capacity diminished.	There remain significant risks in the economic environment and ongoing impacts of the cost-of-living crisis. We maintain a very close watch on the loan portfolio and provide support and advice as needed by projects.
Operational	Our systems, IT/communications equipment is not fit for purpose, erratic, seriously disrupted, including by AI, or ceases to work altogether.	Cyber attacks and potential disruption caused by new technologies is something we continue to monitor closely and ensure that investment is made in our IT security apparatus and understanding of the latest challenges.

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

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.

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 fifteen appointed Trustees, including the Chair, 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 several 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.

Committees

There are currently six sub-committees, the Audit & Risk Committee, the Credit Panel, the Heritage Impact Fund Credit Panel, the Grants Panel, the Communications Committee 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 four 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, an independent consultant and formerly 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 at least four Trustees representing England, Northern Ireland, Scotland and Wales, plus the Chief Executive. The Director of Programmes & Deputy CEO is its Secretary. The Panel meets quarterly. Terms of appointment are for three years but are synchronised with the serving terms of Trustee appointments. The Chair revolves around the four Trustees on a bi-annual basis. The Panel met four times during the year.

Communications Committee

The Communications Committee oversees the PR and communications strategy for the AHF. It is also currently overseeing the 50th anniversary campaign.

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

Fig 11: Trustees serving during the year and since the year end

Board		Board Committees				
Trustees	**Year of appointment**	**Audit & Risk**	**Credit Panel**	**HIF Credit Panel**	**Grants Panel**	**Nominations Committee**
Ros Kerslake (Chair)	2022					*
Ade Alao (retired December 2024)	2018		*	*		*
Syreeta Bayne	2024					
James Bowdidge	2019		*	*		
Audrey Carlin (Chair of Grants Panel)	2021				*	*
Graham Fisher	2019				*	
Alan Francis	2024				*	
Roy Hodson (retired March 2025)	2016	*				
David Hunter (Chair of Credit Panel)	2017		*	*		
Menna Jones (resigned July 2024)	2023				*	
Karen Latimer	2018				*	
Greg Pickup	2020				*	
Suzanne Snowden (retired March 2025)	2017	*				*
Neal Shasore	2020					
Esther Robinson-Wild	2021	*	*	*		*
Andy Westwood	2024					
Peter Williams (Chair of Audit & Risk Committee)	2024	*				

Trustees

Ros Kerslake CBE (Chair)

Ros Kerslake CBE has more than 25 years' board level experience in the property and regeneration sectors, serving as chief executive, non-executive director and chair for a number of public, private and third sector organisations.

Previously she was Chief Executive Officer of the National Lottery Heritage Fund, overseeing circa £400 million per annum of project investment, alongside a major organisation transformation programme of the UK-wide body. Her earlier roles include Chief Executive of The Prince's Regeneration Trust, leading urban regeneration across the UK, Chief Executive for Regen Co, Sandwell, and Director of Property at Network Rail.

Ros is on the board of Sanctuary Housing Group and Homes England and is a trustee of regeneration charity Re-form Heritage and the University College of Estate Management. She chairs Leeds Castle Foundation. She was awarded a CBE in 2020 and an OBE in 2016 for services to heritage. She is a qualified solicitor.

Ade Alao *(retired December 2024)*

Ade Alao leads on major real estate capital projects for HM Courts & Tribunals Service. He previously worked at DWP, 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.

Syreeta Bayne

Syreeta joined Muse in 2023 as the Head of Social Value and Sustainability from JLL where she was working as their EMEA Head of Social Value as part of the Global Sustainable Operations Team. With circa 15 years' experience, six of which were in the construction sector working at Interserve and BAM UK, Syreeta has created and led various social and sustainability projects in partnership with private and public sector clients including Aviva, Legal and General Investment Management, La Salle and Homes England.

Syreeta's main drives at Muse is to develop the combined strategy for social impact, sustainability, and equality, diversity and inclusion, called 'Our Sustainable Future'. Syreeta brings her experience and expertise to AHF, supporting it on its journey to create impactful places and community hubs.

James Bowdidge

James was principal of a Central London commercial and mixed-use property development and investment business, The Property Merchant Group, which 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 (Chair of the Grants Panel)

Audrey Carlin is an experienced leader in the delivery of heritage and regeneration projects. A Town Planner by profession, she has over 30 years of professional experience, delivering over £50 million of regeneration focused activity in Scotland in this time. Audrey was Chief Executive of Wasps, Scotland's largest provider of studios to the creative sector, for over a decade, transforming historic buildings into creative hubs across Scotland. She now works with The King's Trust as Head of Government Partnerships. Audrey currently is an active supporter of the arts and is Vice Chair to the Board of the National Galleries of Scotland and Chair of their Major Capital Projects Committee, overseeing nationally significant development projects including the Award-winning expansion of the Scottish National Gallery, reopened in 2023.

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. libraries and archives and Director of London Libraries Development Agency, the strategic regional development agency for public libraries.

Alan Francis

Alan has more than 40 years post-qualification experience in architecture. His professional experience started in 1974 as the office junior at Gwent County Council and has includede fifteen years in private practice in Central London, interspersed with stints where he returned to South Wales. He co-founded Gaunt Francis Architects in 1997.

Although all projects in Gaunt Francis are developed collaboratively, those which have Alan's personal stamp include Llys Cadwyn – the town centre mixed-use scheme in Pontypridd; the Parkgate Hotel in Cardiff which opened in 2023; the conversion and upgrading of Lutyens Grade II* masterpiece 'Britannic House' in the City of London; the conversion of the Grade II* former Public Record Office in London's Chancery Lane into the Maughan library for Kings College London, and the British Council's new-build headquarters in Cairo, Egypt.

Alan was Chair of the Design Commission for Wales from 2006 – 2016 at a time when a number of major projects for Wales were under scrutiny (including Central Square in Cardiff and the Cyfarthfa Ironworks masterplan) and when heavyweight discussions were in hand with Welsh Government about the energy debate and impact on Welsh Building Regulations. In July 2024, he was elected President of the Royal Society of Architects in Wales.

Roy Hodson (Chair of Audit & Risk Committee) *(retired March 2025)*

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. His background is as a Fund Manager, and in recent years he has held a wide range of board positions in UK and overseas listed businesses. He is currently Chairman of a UK REIT. David is an Honorary Professor of Real Estate at Heriot-Watt University.

Menna Jones

Menna Jones has worked in the social enterprise sector for the last 30 years and was Chief Executive of Antur Waunfawr, a social enterprise in North West Wales for 27 years until joining Bardsey Island Trust in her current role as Development Manager in 2022. She previously worked as Development Coordinator for Cymdeithas Tai Eryri housing association and for Dafydd Wigley, MP for Caernarfonshire.

She has been involved with the social enterprise and community sector in Wales at all levels including voluntary roles, spearheading heritage, recycling and care projects, and contributing to Social Enterprise Strategies in Wales. Menna is passionate about the language, culture, environment and heritage in Wales, and is a Board member of Yr Urdd (National Youth Organisation of Wales), and Canolfan Iaith Nangwrtheyrn (Welsh Language Centre).

Karen Latimer OBE

Karen Latimer is a library buildings consultant and Chief Adviser to UK Designing Libraries. In parallel with her professional career she has over 40 years' experience in the architectural heritage sector in Northern Ireland and is currently on the Board of Hearth Historic Buildings Trust, The Boomhall Trust and the Irish Architectural Archive (Chair of the Collections Committee), and is Publications Editor for the Ulster Architectural Heritage 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 £20 million 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 was formerly 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.

Suzanne Snowden *(retired March 2025)*

Suzanne Snowden is a marketing and communications consultant with experience in a variety of communications, marketing and insights roles. As founder and Director at Message Consulting Limited, she helps clients with their messaging and thought leadership strategies, including the design and roll- out of complex international research campaigns. Previously Global Director of Thought Leadership at PwC, Suzanne led the firm's research, marketing and insights programme globally. She brings experience advising on brand positioning, thought leadership, communications and digital marketing.

Neal Shasore

Dr Neal Shasore Hon FRIBA is a historian of the built environment and an architectural educator. He has researched and published extensively on architecture in Imperial Britain in the twentieth century. For four years he was Chief Executive and Head of School at the London School of Architecture. He is a former trustee of the Twentieth Century Society and is currently a member of Historic England's London Advisory Committee and the London Diocesan Advisory Committee.

Esther Robinson Wild

Esther Robinson Wild 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 ten years as an Analyst in various City of London-based financial institutions. She is a former member of the Board of Directors of the Chartered Institute for Archaeologists (CIfA), and former co-lead of the London School of Architecture and the AHF's jointly delivered Part 4 course 'Working with Heritage'. Esther has a MA in the Archaeology of Buildings from the University of York. She is a Fellow of the Society of Antiquaries of London.

Andy Westwood

Andy Westwood is a Professor of Public Policy, Government and Business and a director of the Productivity Institute at the University of Manchester. He is a board member at Skills England and a governor at the National Institute for Economic and Social Research. He also works as an expert adviser to a range of organisations including the International Monetary Fund, the Organisation for Economic Co-operation and Development, the European Union, and the Economic Affairs Committee in the House of Lords. Previously he worked as a special adviser to UK ministers on innovation, education and skills during the last Labour government.

Peter Williams

Peter Williams has spent over 30 years in a variety of both executive and non-executive positions in consumer-facing businesses spanning retail, leisure, media and consumer products. During his executive career, Peter was on the board of Selfridges for 13 years, initially as CFO and then as CEO, during its radical transformation to become the world's leading department store. Following Selfridges, he was the CEO of Alpha Airports Group plc, which operated duty-free retailing and airline catering in 15 countries. Peter's extensive non-executive experience has included board positions at ASOS, boohoo, Rightmove, Superdry, Cineworld, Mister Spex, GCap Media, Capital Radio, U+I, Sophia Webster and Silverstone. Peter is also a trustee at Somerset House.

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, evaluation and communications activities. 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 Director of Finance, the Director of Programmes & Deputy CEO, and Director of Investment.

The AHF's employees

Matthew Mckeague – CEO

Oliver Brodrick-Ward – Executive Assistant and Team Administrator

Finance Team

Fiona Hollands – Director of Finance

Bryony Demetriou - Finance Officer

Investment Team

Asha Karbhari – Director of Investment

Andrew Hitches-Davies – Investment Manager Emily Greenaway – Investment Officer

Leila Bougdah – Investment and Programmes Assistant

Programmes Team

Dr Kelcey Wilson-Lee – Director of Programmes & Deputy CEO

Ríona McMorrow – Head of Grants

Gavin Richards – Heritage Development Trusts Programme Manager

Dr Laura Williams – Development Manager (England)

Josephine Brown - Programme Officer (South West England)

Louise Morgan – Programme Officer (London and East England)

Mandy Hall – Programme Officer (Midlands)

Annoushka Deighton – Programme Officer (North)

Dr Gordon Barr – Development Manager (Scotland)

Jo Robertson – Support Officer (Scotland)

Adam Hitchings – Development Manager (Wales)

Rita Harkin – Development Manager (Northern Ireland)

Leah O'Neil – Support Officer (Northern Ireland)

Tia Jackson – Communications Officer

Deepa Naik – Evaluation and Data Officer

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

Investment Manager

- Rathbone Greenbank Investments, 30 Gresham Street, London, EC2V 7QN

9 Benefactors and Friends

The AHF enjoys the support of a steadfast group of major institutional funders, as well as a growing number of like-minded individuals who support our core work as Friends of the AHF. 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 2024-25 of the following.

Benefactors (£20,000 or more per annum)

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

Friends (£120 or more per annum)

- Adebayo Alao
- Simon Back
- Glenarm Building Preservation Trust
- Mike Harris
- Michael Hoare
- Roy Hodson
- Fiona Hollands
- Asha Karbhari
- Karen Latimer
- Matthew McKeague
- I Robinson
- Artemis Sarafoglou
- Suzanne Snowden
- Paul Tomlinson
- Myra Vasdekys
- Nigel Waring
- Kelcey Wilson-Lee

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:

Ros Kerslake
Chair

30 September 2025

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 2025 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 2025 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 46, 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

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 2025
(incorporating the income and expenditure account)

	Note	Endowment fund £	Restricted fund £	Unrestricted fund £	2025 total £	2024 total £
Income from:						
Donations and legacies						
Donations and legacies from individuals and corporations	3	-	-	6,604	6,604	4,276
Government grants	4	-	2,153,268	-	2,153,268	4,963,408
Other grants	5	-	210,000	-	210,000	222,500
		-	2,363,268	6,604	2,369,872	5,190,184
Charitable activities		-	-	172,615	172,615	135,842
		-	-	172,615	172,615	135,842
Investments						
Bank interest/Dividends receivable		-	-	288,317	288,317	295,098
Interest receivable - on loans disbursed		-	-	498,409	498,409	576,623
		-	-	786,726	786,726	871,721
Total income		-	2,363,268	965,945	3,329,213	6,197,747
Expenditure on:						
Raising funds						
Generating voluntary income	7	-	-	35,031	35,031	23,356
Investment management - financial	7	-	-	60,062	60,062	53,641
		-	-	95,093	95,093	76,997
Charitable activities						
Loan and grant						
Repayment of loan previously provided for	6	-	-	-	-	(28,037)
(Decrease)/increase in the loan bad debt provision	6	(19,109)	(587)	(3,892)	(23,588)	(240,721)
Other loan-related activities		-	166,890	175,874	342,764	313,572
Grant making		-	1,952,362	237,560	2,189,922	4,912,697
		(19,109)	2,118,665	409,542	2,509,098	4,957,511
Development and advocacy						
Capacity building		-	150,216	318,135	468,351	402,617
Impact reporting, evaluation and communications		-	86,538	104,483	191,021	180,238
Contribution to the Heritage Trust Network		-	-	5,000	5,000	5,000
		-	236,754	427,618	664,372	587,855
Total expenditure on charitable activities		(19,109)	2,355,419	837,160	3,173,470	5,545,366
Total expenditure	7	(19,109)	2,355,419	932,253	3,268,563	5,622,363
Net income/(expenditure) before gains/losses on investments		19,109	7,849	33,692	60,650	575,384
Net gains/(losses) on investments	13	(18,656)	(74,626)	103,581	10,299	167,811
Net income/(expenditure)		453	(66,777)	137,273	70,949	743,195
Transfers between funds	19	-	-	-	-	-
Net movement in funds	19	453	(66,777)	137,273	70,949	743,195
Reconciliation of funds						
Balances at 1 April 2024		9,544,620	5,978,559	2,545,849	18,069,028	17,325,833
Balances at 31 March 2025	19	9,545,073	5,911,782	2,683,122	18,139,977	18,069,028

All amounts relate to continuing activities.
All recognised gains and losses are included in the Statement of Financial Activities.

The notes on pages 54 to 66 form part of these financial statements.

		2025		2024	
		£	£	£	£
Fixed assets					
Investments	13		4,402,236		3,144,955
Tangible assets	14		8,655		1,869
Intangible assets	15		46,353		34,620
Programme related investments:					
Loans disbursed for preservation projects	16		7,893,674		9,106,474
Total fixed assets			12,350,918		12,287,918
Current assets					
Debtors:					
Loan interest receivable		324,938		367,929	
Government grants receivable		2,690,600		2,673,429	
Other accrued income and prepayments		80,610		66,509	
		3,096,148		3,107,867	
Current asset investments	13	4,208,751		3,000,000	
Cash at bank and in hand		2,492,877		5,000,049	
		9,797,776		11,107,916	
Creditors: amounts falling due within one year	17	(4,008,717)		(5,326,806)	
Net current assets			5,789,059		5,781,110
Net assets			18,139,977		18,069,028
Funds	18,19				
Endowment fund			9,545,073		9,544,620
Restricted fund			5,911,782		5,978,559
Unrestricted funds					
Designated lending fund		2,097,122		1,899,849	
General fund		586,000		646,000	
			2,683,122		2,545,849
Total funds			18,139,977		18,069,028

The notes on pages 54 to 66 form part of these financial statements.

The financial statements were approved by the Board and authorised for issue on 30th September, and signed on their behalf by:

Ros Kerslake
Chair

Date 30 September 2025

Peter Williams
Chair of the Audit & Risk Committee

Date 30 September 2025

	Note	2025 £	2024 £
Net cash used in operating activities	20	**(806,023)**	**(1,517,400)**
Cash flows from investing activities:			
Interest from investments		786,726	871,721
Purchases of fixed asset investments	13	(326,797)	(549,360)
Proceeds from fixed asset investment disposals	13	331,092	529,261
Purchases of current asset investments		(31,806,057)	(29,658,714)
Proceeds from current asset investment disposals		30,700,987	30,071,852
Purchases of fixed assets		(11,255)	-
Purchases of intangible assets		(20,887)	(25,060)
Net cash (used in) / provided by investing activities		**(346,191)**	**1,239,680**
Increase/(decrease) in cash and cash equivalents in the year		**(1,152,214)**	**(277,720)**
Cash and cash equivalents at the beginning of the year		5,071,154	5,348,874
Total cash and cash equivalents at the end of the year		**3,918,940**	**5,071,154**

Analysis of cash and cash equivalents

		2025 £	2024 £
Cash at bank and in hand		2,492,877	5,000,049
Cash held in investment portfolio	13	1,426,063	71,105
Total cash and cash equivalents		**3,918,940**	**5,071,154**

Analysis of changes in net debt

	As at 1 April 2024 £	Cash flows £	As at 31 March 2025 £
Cash at bank and in hand	5,000,049	(2,507,172)	2,492,877
Cash held in investment portfolio	71,105	1,354,958	1,426,063
Total	**5,071,154**	**(1,152,214)**	**3,918,940**

The notes on pages 54 to 66 form part of these financial statements.

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 2019 (Charities SORP Second Edition), 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 heightened interest rates, inflation and energy costs, all of which will affect the organisations we support.

Despite a slightly more positive macro-economic picture, there are still numerous post-Covid, cost of living and inflation related challenges facing many projects; although these have arguably stabilised as new normal. Close monitoring of lending clients and increased engagement with high risk projects continues, with bad debt provisioning employed where required. 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.

Where goods and services that would normally be purchased from suppliers are provided to the Charity as a donation, this donation is included in the financial statements as an estimate based on the value of the contribution to the Charity.

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.

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 16). 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
Based on the latest detailed portfolio analysis, the total capital bad debt provision required is estimated at 6.5% (2024: 21.5%) for Heritage Impact Fund loans; the capital bad debt provision for the Charity's Endowment Fund loans is estimated at 6.5 % (2024: 6.5%).

Bad debt expense incurred on the capital and interest element of Heritage Impact Fund loans is taken against each charitable fund, consistent with each funds' contribution to this lending fund. Capital bad debt expense incurred on endowment fund loans is taken against the applicable country endowment fund.

Where there is a change in the interest bad debt on endowment loan interest receivable for the year, the impact on the unrestricted fund is limited to 5% of unprovided for loan interest outstanding at the balance sheet date. Any remaining expense is taken against the endowment fund, consistent with each funders' contribution to the 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.

Expenditure
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 include costs incurred in seeking voluntary contributions. 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.

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.

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 tangible fixed assets on a straight line basis over their estimated useful lives as follows:

Computer equipment	3 years

Leasehold improvements are depreciated over the term of the lease.

Intangible fixed assets
Intangible fixed assets are capitalised when expenditure is more than £2,000. They are initially capitalised at cost and subsequently measured at cost less amortisation. Amortisation is provided at rates calculated to write off the cost, less estimated residual value, of all intangible fixed assets on a straight line basis over their estimated useful lives as follows:

Database Development	5 years

Programme related investments
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 and assessment of the portfolio.

Current asset investments
Current asset investments are financial assets that are expected to be realised within 12 months of the reporting date. These investments primarily include short-term treasury deposits and 0% UK treasury bills, that are held for cash management purposes. Current asset investments are measured at fair value.

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.

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 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.

Donated goods and services are based on an estimate of the value of the contribution to the Charity as per the accounting policy above. During the previous year, the Charity received pro bono professional services from Corporate Edge Limited, in connection with some database development. These services were valued at £1,404 and the income is included in £4,276 *Donations and legacies from individuals and corporations* on the SOFA. There were no donated goods or services received in the current year.

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 current economic environment and constrained public funding situation both continue 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 capital bad debt provision (excluding restricted activities in relation to the Heritage Impact Fund) has remained at a level consistent with the previous year, at 4.2% (2024: 4.1%). We continue to closely monitor the client portfolio, particularly projects facing increased risks. See note 6 for details of the impairment provision made.

4 Analysis of government grants receivable	Endowment fund	Restricted funds	2025 total	2024 total
	£	£	£	£
National Lottery Heritage Fund: Heritage Development Trusts	-	496,646	496,646	2,681,102
Historic England : Transforming Places Through Heritage 2	-		-	508,000
Historic England: HACO	-	501,483	501,483	383,745
National Lottery Heritage Fund: Replan	-	31,139	31,139	15,627
Historic Environment Scotland	-	464,000	464,000	464,000
Cadw (Welsh Historic Environment service)	-	450,000	450,000	600,000
Cadw: HIF	-	-	-	100,000
Dept for Communities Northern Ireland: Village Catalyst	-	93,000	93,000	130,934
Dept for Communities Northern Ireland	-	117,000	117,000	30,000
West Midlands Combined Authority	-	-	-	50,000
	-	2,153,268	2,153,268	4,963,408

5 Other grant income	Endowment fund	Restricted funds	2025 total	2024 total
	£	£	£	£
William Grant Foundation	-	110,000	110,000	110,000
Garfield Weston	-	50,000	50,000	50,000
The Pilgrim Trust	-	50,000	50,000	62,500
	-	210,000	210,000	222,500

In the year ended 31 March 2024, all other grant income as expressed above was in relation to restricted funds.

6 Losses on loans and adjustments to the bad debt provision

	Endowment fund	Restricted funds	Unrestricted funds	2025 total
	£	£	£	£
Repayment of loans previously provided for	-	-	-	-
	-	-	-	-
Increase/(decrease) in the loan bad debt provision:				
Loan capital specific	-	-	-	-
Loan capital general	(19,023)	323	31	(18,669)
Loan interest specific	-	-	-	-
Loan interest general	(86)	(910)	(3,923)	(4,919)
	(19,109)	(587)	(3,892)	(23,588)

	Endowment fund	Restricted fund	Unrestricted funds	2024 total
	£	£	£	£
Repayment of loans previously provided for	(28,037)	-	-	(28,037)
Increase/(decrease) in the loan bad debt provision:				
Loan capital specific	-	-	-	-
Loan capital general	(149,334)	(301)	(30)	(149,665)
Loan interest specific	576	5,829	576	6,981
Loan interest general	121	1,227	(99,385)	(98,037)
	(148,637)	6,755	(98,839)	(240,721)

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 a general bad debt provision of 6.5% was considered appropriate. The latest portfolio analysis indicates that a general bad debt provision of 4.2% (2024: 4.1%) is appropriate against endowment loan balances not specifically provided for in 2024/25.

An 8.3% general bad debt provision was carried against Heritage Imact Fund loans outstanding before 2022/23, when the fund was relatively new; this was based on a long term average of historical bad debt charged to the AHF endowment fund. The latest HIF portfolio analysis indicates that a specific bad debt provision is required in respect of one HIF loan at the 2024/25 year end and only a minimal general bad debt provision (<1%) is carried against the outstanding loan balances not specifically provided for.

Loans disbursed and loan interest receivable are stated after provisions for impairment amounting to £563,329 (2024: £1,175,998).

7 Analysis of total resources expended	Staff costs (Note 10)	Grants (Note 8)	Direct costs	Publication costs	Heritage Trust Network	Support costs: Premises costs	Support costs: Depreciation	Support costs: Other costs	2025 Total	2024 Total
	£	£	£	£	£	£	£	£	£	£
Resources expended										
Costs of generating funds (unrestricted)	21,890	-	5,862	-	-	1,416	511	5,352	35,031	23,356
Loan-related activities	250,461	-	27,024	-	-	6,962	2,514	32,215	319,176	44,814
Grant making	449,118	1,488,065	131,630	-	-	13,925	5,027	102,157	2,189,922	4,912,697
Capacity building	268,193	-	108,223	-	-	12,184	4,399	75,352	468,351	402,617
Impact reporting, evaluation and communications	143,815	-	-	3,990	-	1,741	628	40,847	191,021	180,238
Net contribution to the Heritage Trust Network	-	-	-	-	5,000	-	-	-	5,000	5,000
Investment management	11,927	-	-	-	-	1,509	545	46,081	60,062	53,641
2025 total	**1,145,404**	**1,488,065**	**272,739**	**3,990**	**5,000**	**37,737**	**13,624**	**302,004**	**3,268,563**	**5,622,363**
2024 total	**1,026,323**	**4,223,418**	**297,717**	**3,570**	**5,000**	**31,193**	**9,370**	**26,147**	**5,622,363**	

Loan-related activities include a net decrease of £23,588 (2024: £240,721 decrease) in the provision for bad debts, as detailed in Note 6.

Other support costs include:

	2025	2024
	£	£
General office and administration	27,067	22,776
Accommodation, travel & subsistence	46,308	41,931
Regional support initiative	35,255	35,256
Consultancy	13,428	18,117
IT costs	50,981	44,392
Investment management fees (external)	40,701	37,957
Insurance	17,566	10,857
Other costs	32,627	17,013
Audit fees	31,362	22,063
Governance costs	30,297	16,506
	325,592	266,868
(Decrease) / Increase in the provision for bad debts	(23,588)	(240,721)
	302,004	26,147

Expenditure on charitable activities was £3,173,470 (2024: £5,545,366) of which £(19,109) (2024: £(176,674)) was attributable to endowment funds, £2,355,419 (2024: £5,037,966) to restricted funds and £837,160 (2024: £684,074) to unrestricted funds.

8 **Grants**

	Offered £	Withdrawn £	2025 Net charge £	2024 Net charge £
Project grants:				
UK				
Heritage Development Trusts (NLHF)				
Revenue grants	-	-	-	2,340,673
Project viability	205,475	(12,375)	193,100	15,000
Project development	75,000	(75,000)	-	-
England				
Transforming Places through Heritage 2 (Historic England)				
Project development	-	-	-	500,000
Transforming Places through Heritage (DCMS)				
Project viability	119,764	(261)	119,503	48,113
Project development	30,000	(21,412)	8,588	(74,144)
Capital	-	(68,975)	(68,975)	(44,213)
Historic Assets into Community Ownership (Historic England)				
Project viability	235,813	(41,142)	194,671	296,694
Project development	97,586		97,586	(1,694)
Scotland				
Main Scotland (HES)				
Project viability	146,329	(11,030)	135,299	112,691
Project development	190,526	-	190,526	211,484
William Grant Foundation				
Project viability	45,543	(6,377)	39,166	52,220
Project development	68,614	-	68,614	40,000
Wales				
Project viability	72,785	(10,000)	62,785	64,130
Project development	207,264	(49)	207,215	405,891
Capital works	100,000	-	100,000	49,979
Northern Ireland				
Project viability	18,000	-	18,000	12,612
Project development	32,000	(13)	31,987	67,388
Village Catalyst				
Project viability	30,000	-	30,000	21,594
Project development	60,000	-	60,000	60,000
West Midland Combined Authority				
Project viability	-	-	-	13,500
Project development	-	-	-	31,500
Total	1,734,699	(246,634)	1,488,065	4,223,418

Number of grants:	2025	2024
Project viability	97	85
Project development	55	69
Heritage Development Trust Revenue grants	-	12
Other	2	3
	154	169

Restricted grant making expenditure of £1,952,362 (2024: £1,652,782) in the Statement of Financial Activities also includes Grants Officer costs and grant related overheads.

9 Net movement in funds

	2025 £	2024 £
Net movement in funds is arrived at after charging:		
Auditors' remuneration - current year audit	27,000	24,144
Auditors' remuneration - prior year audit	4,362	1,880
Auditors' remuneration– non-audit services	7,061	12,527
Operating lease charges - land and buildings	27,571	26,910
Operating lease charges- office equipment	1,901	1,079

10 Employees

	2025 number	2024 number
Average monthly number of employees during the year	22	20

The number of employees whose remuneration exceeded £60,000 was:

£60,000-£69,999	1	2
£70,000-£79,999	1	1
£80,000-£89,999	1	-
£90,000-£99,999	-	1
£100,000-£109,999	1	-

Key management comprises the trustees, the chief executive and the senior management team. Total key management personnel remuneration was £402,297 (2024: £376,437).

Staff costs comprise:	2025 £	2024 £
Salaries	936,673	851,879
Social security costs	96,966	87,515
Pension contributions	75,207	66,657
Other staff costs	36,558	20,272
	1,145,404	1,026,323

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 2025 £nil pension contributions were outstanding (2024: £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.

During the year, three grants were awarded to Re-Form Heritage:

A £15,000 Project Viability Grant for Bethesda Methodist Chapel & 1 Bethesda Street, Hanley, Stoke-on-Trent
A £75,000 Project Development Grant of £75,000 for the CoRE Centre / Enson Pottery Works (this grant was subsequently withdrawn)
A £15,000 Project Viability Grant for the Leopard Inn, Burslem

At 31 March 2025, Re-Form Heritage also had a £319,174 balance outstanding in relation to a £348,675 loan awarded in September 2021 and which was fully drawn in May 2022.

Ros Kerslake declared an interest as she is a trustee of Re-Form Heritage.

At 31 March 2025, Hearth Historic Buildings Trust had a £74,000 balance outstanding in relation to a £300,000 loan awarded in September 2021, of which £100,000 had been drawn at the balance sheet date.

Karen Latimer declared an interest as she is a Trustee of Hearth Historic Buildings Trust.

During the year, 6 Members (2024: 8) of the Board incurred expenses for travel, accommodation and subsistence amounting to £4,790 (2024: £4,405); none received any remuneration from the AHF.

12 Commitments

Loan commitments The AHF had the following loan commitments at the year end:	2025 £	2024 £
Contracted but not yet fully disbursed	537,687	759,179
Offered but not yet contracted	500,000	590,000
Total Commitments	1,037,687	1,349,179

12 **Commitments (continued)**

Operating leases

At 31 March 2025 the total of the AHF's future minimum lease payments under non-cancellable operating leases was:

	2025	2024
Amounts payable:	£	£
Amounts due within one year	13,455	26,910
Amounts due between two and five years	-	16,072
	13,455	42,982

In the year ended 31 March 2021 the charity entered into a sublease agreement to rent out office space in relation to its lease at 15 Whitehall, London. The lease ended on 18 June 2023 and there were no amounts receivable at 31 March 2025.

13 **Fixed and current asset investments**

Fixed asset investments	2025	2024
	£	£
Listed investments		
Market Value at 1 April 2024	3,073,850	3,001,668
Additions	326,797	549,360
Disposal proceeds	(331,092)	(529,261)
Unrealised gains/(losses)	(106,913)	55,375
Realised gains/(losses)	13,531	(3,292)
Market Value at 31 March 2025	2,976,173	3,073,850
Historical cost of investments at 31 March 2025	3,024,509	3,090,305
Analysis of investments		
Listed equities	2,525,523	2,623,100
UK investment grade bonds	450,650	450,750
	2,976,173	3,073,850
Cash held in the investment portfolio	1,426,063	71,105
Market Value of investments at 31 March 2025	4,402,236	3,144,955

Reconciliation of net (losses)/gains in the Statement of Financial Activities	2025	2024
	£	£
Unrealised (losses)/gains on fixed asset investments	(106,913)	55,375
Realised (losses)/gains on fixed asset investments	13,531	(3,292)
Unrealised (losses)/gains on current asset investments	(315)	12,284
Realised (losses)/gains on current asset investments	103,996	103,444
Net gains/(losses) as per Statement of Financial Activities	10,299	167,811

Significant investment holdings based on market value at 31 March 2025 were:

	Market Value (£)	Cost (£)
RATHBONE UNIT TRUST MGMT High Quality Bond S Dist	450,650	501,322

Market risks

The AHF's exposure to market risks is in line with its investment objective of achieving a real return target of CPI + 2% and improving the long term returns of the assets when compared to cash. To achieve this aim, the AHF maintains a diversified portfolio invested across asset classes.

Current asset investments	2025	2024
	£	£
Analysis of investments		
Treasury bills	4,208,751	3,000,000
	4,208,751	3,000,000

14 Other tangible assets

	Computer equipment £	Leasehold Improvements £	Total £
Cost			
At April 2024	18,549	-	18,549
Additions	-	11,255	11,255
Disposals	-	-	-
At 31 March 2025	18,549	11,255	29,804
Depreciation			
At April 2024	16,680	-	16,680
Charge	934	3,535	4,469
Disposals	-	-	-
At 31 March 2025	17,614	3,535	21,149
Net book value			
At April 2024	1,869	-	1,869
At 31 March 2025	935	7,720	8,655

15 Intangible assets

	Database £
Cost	
At April 2024	39,480
Additions	20,887
Disposals	-
At 31 March 2025	60,367
Amortisation	
At April 2024	4,860
Charge	9,154
Disposals	-
At 31 March 2025	14,014
Net book value	
At April 2024	34,620
At 31 March 2025	46,353

During the year, database development costs were incurred, to enhance forecasting capabilities and improve grant claims management.

16 Loans disbursed for preservation projects

	2025 £	2024 £
Loan capital	8,442,558	10,179,031
Loan capital bad debt provision	(548,884)	(1,072,557)
	7,893,674	9,106,474

Programme related investments are stated net of provisions of £548,884 (2024: £1,072,557) and include £6,957,158 in loans outstanding which are due for repayment after more than one year (2024: £7,544,808). AHF Endowment loan capital outstanding is £6,352,546 (2024: £7,199,574) against which there is a £412,916 (2024: £431,974) bad debt provision. Heritage Impact Fund loan capital outstanding is £2,595,012 (2024: £2,979,457) against which there is a £135,968(2024: £640,583) bad debt provision.

After the 2024/25 year end, based on the outcome of an externally commissioned review and other information which became available, the Trustees have concluded that loan capital and interest in relation to one loan investment, which had been fully provided for in a previous year, was highly unlikely to be repaid. Consequently, the Trustees have taken the decision to write off the loan in the 2024/25 financial statements and the balances have been removed from the loan capital recoverable balance and the provision held against this balance.

17 Creditors

	2025 £	2024 £
Outstanding non-refundable grant offers	1,828,694	2,153,963
HDT revenue grant offers	1,700,673	1,985,673
Transformational Project capital grant offers (TPTH)	-	835,196
Wales capital works grants	202,500	176,620
Trade creditors	31,752	45,422
Tax and social security	32,201	37,619
Accruals	75,397	92,313
	3,871,217	5,326,806
Deferred income		
Deferred income as at 1 April 2024	-	110,000
Amount added	137,500	-
Income released in the year	-	(110,000)
Deferred income as at 31 March 2025	137,500	-
	4,008,717	5,326,806

18 Analysis of net assets by fund

	Endowment Funds £	Restricted Funds £	Unrestricted Funds £	Total Funds 2025 £
Fund balances at 31 March 2025 represented by:				
Fixed assets - programme related investments	6,397,630	1,388,044	108,000	7,893,674
Fixed assets - investments	1,951,586	1,881,372	569,278	4,402,236
Fixed assets - computer equipment	-	-	8,655	8,655
Fixed assets - database	-	-	46,353	46,353
Current assets	1,195,857	6,374,233	2,227,686	9,797,776
Current liabilities	-	(3,731,867)	(276,850)	(4,008,717)
Total net assets	9,545,073	5,911,782	2,683,122	18,139,977

	Endowment Funds £	Restricted Funds £	Unrestricted Funds £	Total Funds 2024 £
Fund balances at 31 March 2024 represented by:				
Fixed assets - programme related investments	7,226,600	1,571,874	308,000	9,106,474
Fixed assets - investments	718,020	1,723,100	703,835	3,144,955
Fixed assets - computer equipment	-	-	1,869	1,869
Fixed assets - database	-	-	34,620	34,620
Current assets	1,600,000	7,835,037	1,672,879	11,107,916
Current liabilities	-	(5,151,452)	(175,354)	(5,326,806)
Provision	-	-	-	-
Total net assets	9,544,620	5,978,559	2,545,849	18,069,028

19 Analysis of funds

	Unrestricted funds				
	Designated lending fund £	General fund £	Restricted fund £	Endowment fund £	Total £
Balance at 1 April 2024	1,899,849	646,000	5,978,559	9,544,620	18,069,028
Net movement of funds for the year:					
Loan bad debt write-offs, write-backs and provisions	-	3,892	587	19,109	23,588
Surplus/(deficit) for the year	-	29,800	7,262	-	37,062
Gains/(losses) on investments	-	103,581	(74,626)	(18,656)	10,299
Transfers between funds	197,273	(197,273)	-	-	-
Balance at 31 March 2025	2,097,122	586,000	5,911,782	9,545,073	18,139,977

Transfers between funds

The free reserves are set at a level sufficient to withstand any short-term financial risks, in order to safeguard our operations. Based on this value, £197,273 (2024: £362,268) was transferred from the General fund to the Designated lending fund.

19 Analysis of funds (continued)

Endowment fund

Source	Geographical area	2025 £
Restricted for lending in geographical areas		
Historic England		5,230,347
The Department for Culture, Media & Sport (DCMS)		435,000
	England	5,665,347
Historic Environment Scotland	Scotland	2,872,811
Cadw: Welsh Historic Environment service	Wales	450,614
Not geographically restricted		
UK Government	UK-wide	556,301
		9,545,073

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

	England	Scotland	Wales	UK-wide	Total
	£	£	£	£	£
Balance at 1 April 2024	5,665,078	2,872,675	450,593	556,274	9,544,620
Loan capital bad debt provisions - general	11,256	5,751	902	1,114	19,023
Loan interest bad debt provisions - general	86	-	-	-	86
(Losses)/Gains on investment	(11,073)	(5,615)	(881)	(1,087)	(18,656)
Balance at 31 March 2025	5,665,347	2,872,811	450,614	556,301	9,545,073

Restricted funds	Balance at 1st April 2024 £	Income £	Expenditure £	Gains/(losses)	Balance at 31st March 2025 £
Grants in support of core initiatives:					
DCMS: Transforming Places Through Heritage	77,977	-	(60,314)	-	17,663
Historic England: HACO	-	501,483	(478,740)	-	22,743
Historic Environment Scotland	-	464,000	(464,000)	-	-
Cadw: Welsh Historic Environment Service	-	450,000	(450,000)	-	-
Dept for Communities Northern Ireland (NI)	-	117,000	(43,500)	-	73,500
Dept for Communities NI Village Catalyst	42,450	93,000	(113,000)	-	22,450
Dept for Communities NI: Heritage Impact Fund	869,801	-	107	-	869,908
Historic England: Heritage Impact Fund	127,011	-	133	-	127,144
Historic Environment Scotland: Heritage Impact Fund	420,483	-	(82)	-	420,401
Cadw: Heritage Impact Fund	402,173	-	49	-	402,222
National Lottery Heritage Fund: Heritage Impact Fund	2,059,979	31,139	(31,789)	-	2,059,329
Garfield Weston	2,260	50,000	(50,000)	-	2,260
The Pilgrim Trust	12,500	50,000	(50,000)	-	12,500
National Lottery Heritage Fund: HDT Programme	-	496,646	(496,503)	-	143
William Grant Foundation: Tailored Support Fund	7,927	110,000	(117,780)	-	147
Reclassified England lending funds	977,999	-	-	(37,313)	940,686
Reclassified Scotland lending funds	977,999	-	-	(37,313)	940,686
Restricted funds total	5,978,559	2,363,268	(2,355,419)	(74,626)	5,911,782

Purpose of Restricted Funds

Grants in support of core initiatives fall into the following categories: the AHF's Project Viability Grants, Project Development Grants, Project Capital Grants, the Heritage Impact Fund, 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. 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 supports 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 2025 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 ran until March 2023. The programme focused on supporting projects in town centre and high street locations across England, with provision for Project Viability and Development Grants,Capital 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. In 2023-24, Historic England awarded an additional £508,000 to the AHF to support more Project Development Grants for projects within the Transforming Places through Heritage programme. These appear within the accounts as 'Historic England: Transforming Places through Heritage 2'.

The AHF's grant programmes offer advice and guidance alongside and sometimes in lieu of grant funding, across England, Scotland, Wales and Northern Ireland. The funding comes from Historic England, Historic Environment Scotland, Cadw, Department of Communities (NI), Garfield Weston (towards the NI budget) and Pilgrim Trust (towards the England budget) This support 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. Programmes in each of the four nations are led by a Development Manager, with Support Officers working under the Manager in England, Scotland and 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 £100,000 in grants per annum since, with overhead support (10% in 24/25).

The National Lottery Heritage Fund is supporting a UK-wide expansion programme in support of Heritage Development Trusts (HDTs) during the 2023-26 period. This programme includes revenue grants of up to £70,000 per annum for 12 new HDTs located in each country of the UK, as well as an activity programme, consultancy support, and early-stage grants (Project Viability and Project Development) to support the HDTs in their development over the three-year programme. The programme also supports a Programme Manager, a 0.2 FTE Support Officer, a 0.4 FTE Evaluation and Data Officer, consultancy budget for Communications and Evaluation, and an overhead contribution.

20	**Net cash used in operating activities**	**2025**	**2024**
		£	£
	Net income/(expenditure) for the year	70,949	743,195
	Adjustments for:		
	Depreciation and amortisation	13,623	9,370
	Net (gains)/losses on investments	(10,299)	(167,811)
	Interest and dividends from investments	(786,726)	(871,721)
	(Increase)/decrease in debtors	1,224,519	(1,380,067)
	Increase/(decrease) in creditors	(1,318,089)	154,634
	(Decrease)/increase in provisions	-	(5,000)
	Net cash used in operating activities	(806,023)	(1,517,400)

The Architectural Heritage Fund
ahfund.org.uk
Tel: 020 7925 0199
Email: ahf@ahfund.org.uk

The Architectural Heritage Fund
Company Number:1150304
Charity Number: 266780
Scottish Charity Number: SC043840
Financial Services Register number: 707421

THE ARCHITECTURAL HERITAGE FUND

England & Wales - Charity number 266780

Accounts

AHF Transforming Heritage

Trustees' Annual Report and Accounts

Year ended 31st March 2024

The Architectural Heritage Fund

Company Number:1150304
Charity Number: 266780
Scottish Charity Number: SC043840

TRUSTEES' ANNUAL REPORT AND ACCOUNTS

YEAR ENDED 31 MARCH 2024

THE ARCHITECTURAL HERITAGE FUND

Charity No. 266780

Company No. 1150304

Scottish Charity No. SCO43840

Trustees' Annual Report and Accounts for the year ended 31st March 2024

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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 nearly 50 years, we've been the leading social investor in creating new futures for historic buildings.

2 Chair's introduction

My second year as Chair has been as enjoyable as the first and has enabled me to deepen my knowledge of the work of the AHF across the UK. As I have done so, I have become ever more convinced of the importance and relevance of the work that the AHF does, and impressed by the knowledge, enthusiasm and professionalism that the team brings to it under Matthew's leadership.

In January, I visited Cardiff and Merthyr Tydfill to see some of our work in Wales, meeting a range of sector colleagues to discuss some of the pressing issues facing the sector. High on the list of priorities was the challenge faced by so many Places of Worship. Wales has such a richly diverse history of building places of worship, and my visit included a tour of the former Methyr Tydfil synagogue to see how plans for the regeneration of this unique survivor were progressing. The sheer number of redundant chapels and churches is a huge issue, not only for Wales but the wider UK, and the role that adaptive reuse can play in supporting a range of new lives for some of these buildings is a question we continue to look at, on both a project-by-project basis and at a wider strategic level. This is a priority we will continue to focus on in the forthcoming year.

It has been a year of some change in the Board. We said a fond farewell to Myra Barnes, our long-standing Trustee and Vice-Chair. We will miss her calm and considered advice, which has been invaluable to the work of the AHF for over ten years. I am delighted that Audrey Carlin, one of our Scotland Trustees, has agreed to become the new Vice-Chair. We also saw the retirement of our Trustee for Wales, Menna Jones, and we wish her well for the future. We welcomed three new Trustees to the Board, Syreeta Bayne, Andy Westwood and Peter Williams. Each has a wealth of experience in their fields and am sure will be incredible assets to the AHF. Peter will be taking over as Chair of the Audit and Risk Committee when Roy Hodson stands down as a Trustee at the end of his term in early 2025.

My thanks go to the whole Board for the work they have contributed during the year. We held a Grants Panel and Board meeting in Penzance, and this was an opportunity to visit a number of projects in the town such as Jubilee Pool, and to meet key partners, including the CEO of Cornwall County Council. Seeing projects and talking to the people behind them provides invaluable insight for the Board's work.

We are starting to think about our plans for the 50th Anniversary of the AHF in 2026. This has prompted us to look back on some of the projects we have supported over those years, and we recently held a key stakeholder event and heard from historian Dan Cruickshank, the indefatigable Chair of the Spitalfields Historic Buildings Trust, a long-term collaborator with the AHF. The AHF was one of the early investors in the regeneration of historic Spitalfields, back in the 1970s and 80s when it was suffering from significant dereliction, neglect and the effects of de-population. Dan's impassioned advocacy for the role of communities in the regeneration of places was hugely powerful and a reminder that long term stewardship of areas takes public and private sectors *and* communities to work together for long term benefit. We continue to develop our plans for the 50th celebration, and we are keen to hear from new and old supporters who might wish to collaborate with us on this significant milestone.

I would like to thank all our funders for their new and ongoing investments over the course of the year, including the Department for Communities Northern Ireland, Historic England, Historic Environment Scotland, Cadw and the National Lottery Heritage Fund. We're also immensely grateful for the ongoing support from foundation and trust supporters, including the Garfield Weston Foundation, The Pilgrim Trust and the William Grant Foundation.

Ros Kerslake (CBE)
Chair

3 Chief Executive's highlights from the year

This was the first full year of delivery of our new Strategy, and the past twelve months have certainly seen a number of shifts in the political and economic contexts we work within. Despite these changes, I think the underlying objectives within our Strategy remain very relevant to the new political and economic environment we are emerging into.

We've remained focused on delivering investment throughout the UK and have started a number of new areas of work, including an increase in the number of partnership funds the AHF is helping deliver. This has included being partners in the Social Investment Business led Thrive Fund and as part of the Delivery Partnership for the Community Ownership Fund, which is managed by the Ministry of Housing, Communities and Local Government. Developing funds alongside partners has enabled us to open up more funding to some of our existing clients and introduced them to a wider pool of investors beyond purely heritage focused ones. We are continuing to look at developing new AHF-led funds, particularly in relation to housing and blended funds, ones that can offer new funding to the market and which address the needs of communities across the UK.

As well as new partnership funds, we continued to deliver our existing programmes, including Village Catalyst in Northern Ireland. During the year a number of the pilot schemes completed their capital projects, and I was warmly welcomed to the launch of 'Murphy's on Main Street' the new co-working and community hub in Ederney, County Fermanagh. This is a fabulous example of the programme's impact on reducing rural isolation and deprivation, as well as bringing a long derelict historic building back into use. The fantastic coverage it received on the BBC also demonstrates the wider public interest there is in projects like this.

Resilience has been a big theme during the year and, unfortunately, the economic and social impacts of COVID have not gone away, even though the virus has receded from the headlines (albeit very much still in circulation). Inflation, although heading back towards more normal levels during the year, has still caused a huge spike in build costs which is affecting the ability of communities to bring forward projects with reasonable budgets and is affecting operational projects where people have less money to spend. This is causing stress on projects in development and operation and some, unfortunately, have not been able to proceed. These waves of impact will continue to affect the sector for some time to come.

This year, our Heritage Development Trust programme got under way. Heritage Development Trusts (HDTs) are in essence social enterprise developers and managers that focus on developing a portfolio of heritage assets. We are now supporting 19 across the UK, expanding from the initial seven that formed the pilot funded through the Transforming Places through Heritage Programme (2019-23). Organisations such as Re-Form Heritage in Stoke-on-Trent and Glasgow Building Preservation Trust are newcomers to the HDT cohort, but it was clear the investment in them was already acting as a catalyst for expanding their impact. In Re-Form Heritage's case, the HDT programme is helping the team to develop plans for a number of asset transfers in the city; and in Glasgow the new investment is helping strategically plan their next phase of projects.

With a new UK government being elected in recent months, it is a time of change. It also remains imperative that we work with the devolved governments in Wales, Scotland and Northern Ireland, and, as is increasingly the case, with the combined authority administrations in England. Given the AHF's size, engaging directly with many different authorities can be a challenge, but we know that devolution is the direction in which funding and decision making are going, so it is essential we are able to work within this new environment.

My thanks as always to the hugely experienced team we have here at the AHF and to the guidance of our Board, under Ros Kerslake's supportive leadership.

Matthew Mckeague
Chief Executive

4 Our objectives

Our impact: Progress against our strategy

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

Aim One: Fund

Delivering targeted investment that leads to the sustainable reuse and management of historic buildings.

Aim Two: Support

Supporting charities and social enterprises to take ownership of, develop and sustain new uses for historic buildings

Aim Three: Inspire

Championing the impact of heritage and community-led regeneration

Objective 1: Fund

Delivering targeted investment that leads to the sustainable reuse and management of historic buildings.

Fig 1. Achievement against Objective 1 KPIs

KPI/measures	Result
Grant programme spend targets met	Achieved
Commit endowment and HIF lending funds	Partial achievement: £1.8m (endowment) and £1.9m (HIF) were left available to lend by year end, partly as a result of significant re-payments. A number of new loan offers were made in-year, and the team were also participating in the Thrive and Energy Resilience Fund programmes, which included the development of a number of applications. Further work on bringing forward loan applications in 24/25 is a significant priority.
Fundraising goals achieved	Partial achievement: UK grant programmes achieved fundraising goals, with increased funding realised in England, Wales, and Northern Ireland. New West Midlands regional grant programme launched. New lending fund bids being developed for a housing fund and some small additional contributions to the HIF.

We made 169 grants totalling £4,515,336 across ten grants programmes. Most of these were Project Viability and Project Development Grants, but 12 three-year revenue grants were also awarded to new Heritage Development Trusts throughout the UK.

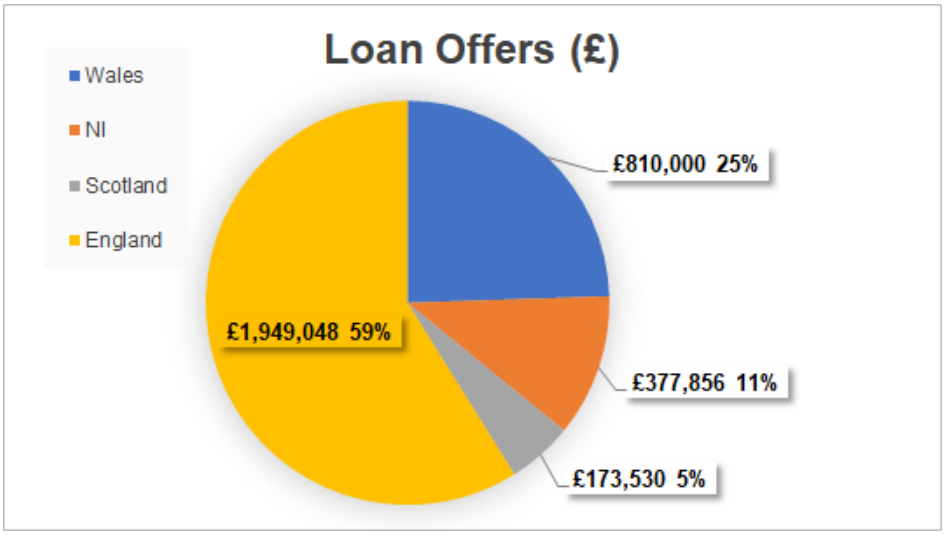
During the past year, the AHF made 16 loan offers, including extensions, totalling £3,310,434. This included five new Heritage Impact Fund loan offers totaling £865,000 and two new Endowment fund loan offers totaling £100,000.

Fig 2. Loan offers (including extensions) 23/24

Client	Buildings	Loan Offer (£)
England		
North Yorkshire Hospice Care (withdrawn)	The Lambert	£ 300,000
Real Ideas Organisation CIC	Liskeard Library	£ 225,000
Great Yarmouth Preservation Trust	Organisational Loan	£ 100,000
Gorleston Pavilion Trust Ltd	Pavilion Theatre	£ 140,000
Clophill Heritage Trust	St Mary's & Eco Lodges	£ 40,000
White Rock Neighbourhood Ventures (extension)	Observer Building	£ 462,909
Heritage Lincolnshire (extension)	Old Kings Head	£ 200,000
Farnham BPT (extension)	Yew Tree Cottage	£ 32,166
Romsey BPT (extension)	Bargain Farmhouse	£ 375,750

Cambridge Museum of Technology (extension)	Old Pumping Station	£	73,223
Sub-total		**£**	**1,949,048**
Northern Ireland			
Conway Mill (extension)	Conway Mill	£	377,856
Sub-total		**£**	**377,856**
Scotland			
Carluke Development Trust	Carluke High Mill	£	100,000
Willow Tea Rooms Trust (extension)	Willow Team Rooms	£	73,530
Sub-total		**£**	**173,530**
Wales			
Spitalfields HBT	Caerwent House	£	60,000
Spitalfields HBT (extension)	Caerwent House	£	550,000
Cardigan BPT (extension)	Market Hall	£	200,000
Sub-total		**£**	**810,000**
	TOTAL OFFERS	**£**	**3,310,434**
Thrive Together Fund Awards			
Leigh Building Preservation Trust	Leigh Spinners Mills	£	150,000
	TOTAL OFFERS	**£**	**150,000**

Fig 3. Loan offers (including extensions) by country



Our new funding agreement with Historic England began at the start of April 2023 and has enabled us to continue to fund projects looking at a range of uses, including affordable housing, which we increasingly see coming forward across the country. One early-stage award for housing projects has supported Looes Coastguard Cottages in Cornwall, where Three Seas Community Land Trust is partnering with Cornwall Council to explore taking ownership of the Coastguard Flats, conserving them and bringing the cottages up to modern standards. Three Seas is a Community Land Trust, a type of

organisation that seeks to secure land and assets in community ownership in perpetuity and gives ordinary people the means to steward these resources for local well-being.

Thanks to additional in-year funding of £500,000 from Historic England, we were also able to extend the town centre and high street focused Transforming Places through Heritage programme for one further round of Project Development Grants. Awards from this round included one to Tyne and Wear Building Preservation Trust for Keelmen's Hospital in Newcastle, a Grade II* building that has been on the 'Buildings at Risk' register and vacant for 15 years. This magnificent building was constructed in 1701 at a cost of £2,000, and for 180 years it operated as an almshouse for retired and sick keelmen and their families. The ambition is to bring it back into community use, building on its proud heritage and creating affordable new homes in central Newcastle. Other awards made thanks to this additional funding from Historic England included further funding for The Arcade in Dewsbury, a scheme that will see the town's Grade II Victorian shopping arcade redeveloped into the first community-owned shopping centre in the country with retail and creative workspace.

In the West Midlands, we piloted a new early-stage grants fund thanks to the support of the West Midlands Combined Authority. This programme awarded four grants, including to The Golden Lion in Cannon Hill Park and The Old Print Works in Balsall Health; the funding will enable these projects to work up further details and plans. We also began working with the Combined Authority on a funding package that will provide more loan financing for social enterprise and heritage projects across the region, which we hope to see launch in the coming year.

As well as our own funds, we were able to bring forward applications to the Social Investment Business-led 'Thrive Together Fund'. The £6m fund, which launched in July 2023, is managed by Social Investment Business and delivered in partnership with Co-operative and Community Finance, Fredericks Foundation, Groundwork, Homeless Link and the AHF. It combines grant funding with repayable finance, providing a funding package of loan (75%) and grant (25%) to eligible small- and medium-sized charities and social enterprises that are improving people's lives, or the environment in which they live, in England. The first award overseen by the AHF was made to Leigh Building Preservation Trust, this was for £150,000 and will help the organisation grow operations at the Grade II* Leigh Spinners Mill.

Thanks to generous new support from the Garfield Weston Foundation, we were able to continue our advice and early-stage grants to heritage and community-led regeneration projects in Northern Ireland. This new funding, which began in 2023 and will run to 2026, supports the Harnessing Heritage programme, our open fund in Northern Ireland. In addition to Harnessing Heritage, we have also seen the continuation of the Village Catalyst programme, which now has fifteen projects in its pipeline. This programme saw the completion of a further pilot programme capital scheme, Murphy's on Main Street, a long-vacant category B1 building, that is now a well-being hub and workspace for the village.

In Scotland, we continued to award a range of early-stage grants thanks to generous funding from Historic Environment Scotland and our ongoing partnership with the William Grant Foundation. These awards included £20,000 for North East Scotland Preservation Trust for two buildings in Portsoy that have been bequeathed to that Trust and for which it is developing proposals. The initial schemes involve developing the buildings as Portsoy Creative Hub – to comprise artist's studios, a gallery, and space for arts and crafts workshops.

The past year also saw the completion of several projects that have received long-standing support from the AHF, including Above Adventure in Kilmarnock. In 2015, early-stage funding assisted with the cost of a feasibility study, with two further project development grants awarded in 2016 and 2018 to assist with the cost of design team fees. The project also benefited from two separate social investment loan offers totalling over £200,000, which helped enable both an initial meanwhile use phase in the church hall and to the ultimate delivery of the full large-scale capital project. The AHF was also able to introduce the project to other private funders, who helped with further funding.

Town centre projects were also a feature of our awards in Wales, where thanks to generous funding from Cadw we continued to see a significant uplift in our investments. These included a Project Development Grant to Elysium Arts to advance plans to bring the former JT Morgan department store (Wales's oldest department store) back into use to support charities and creative industries in Swansea. Another long-standing feature of our work in Wales has been our funding of community-run historic pubs. This year was no different with a £13,200 grant awarded to Tafarn Yr Eagles, to help transition the pub into community ownership.

At the UK-wide level, we awarded funding to 12 UK organisations through our new £5 million Heritage Development Trust programme. From places as geographically spread as Caernarfon, Chatham, Derry/Londonderry, this scheme will create new organisations and extend the scope of existing organisations to breathe new life into their disused and at-risk historic buildings. The funding is part of a new partnership between us and the National Lottery Heritage Fund, to expand our Heritage Development Trust model across the UK following the success of the pilot programme in England.

Objective 2: Support

Supporting charities and social enterprises to take ownership of, develop and sustain new uses for historic buildings

Fig 4. Achievement against Objective 2 KPIs

KPI	Result
Rating of the impact of AHF's funding and support on an organisation's confidence to lead project on a scale of 1 to 5 (targeting average of 4 rating).	Achieved: average rating of 4.3.
Provide guidance and support to at least 10 organisations through RePlan	Achieved: 9 were supported and further 4 were in the process of undertaking a diagnostic.
Delivery of Community Ownership Fund support contract	Achieved

The wider environment for organisations developing capital projects and managing historic buildings remained a challenging one. The economic shocks of high inflation and lower consumer spending continued to impact on operational projects and the higher construction costs being faced by capital projects continued to pose numerous challenges to projects in development or on site. These ongoing challenges mean that our support for projects at all stages in their development and operation remains one of the most valuable aspects of our work.

During the year, we finalised and published the final Impact Report covering our 2020-23 Strategy period. This analysed our support of organisations taking ownership of, developing and managing new uses for historic buildings. The report found encouraging evidence of our impact on advising projects, including:

- 513 individual projects supported between 2020-23;
- 59 organisations directly attributing AHF support to enabling the ownership of a project building;
- £15.5 million in match funding levered into project development through grants;
- AHF support was rated 92/100 on average by 241 projects anonymously surveyed by the evaluation consultants.

Our longitudinal survey, which measures the progress of projects supported five and ten years previously, also demonstrated that the importance of our support to projects has grown over time: projects we funded five years previously (2018/19) reported twice as often (30%) that AHF funding was directly responsible for helping them take ownership of their historic building, compared with projects supported ten years previously (14%). This is likely, at least partly, to be a result of our expanded support role to projects over that period.

Following on from the publication of the evaluation of our last Strategy, and alongside the launch of our new Strategy 2023-28, we have undertaken significant work to develop a revised Evaluation Framework to evidence our progress against our strategic aims. This framework provides critical context to understand the value of the non-financial support we provide as part of this development, we worked with grant managers and investment managers to codify the non-financial support they provide to projects, clarifying what support is provided at each stage and its intended outcomes. This new step will

also help us to further build capacity among groups that are undertaking complex heritage-regeneration projects for the first time.

We continued to provide advice and support through the RePlan business support service. By year end, this service has supported 13 organisations with a range of development needs. Each organisation is first offered a diagnostic to understand the work they need to carry out, and further focused support is then provided by the AHF's network of expert consultants.

As well as the funding to the individual Heritage Development Trusts, we enabled the cohort of existing and new HDTs to act as a peer learning group to each other and have provided training opportunities based on their needs. The full network met for the first time in February 2024 at Stretford Public Hall in Greater Manchester, and an ongoing series of UK-wide events and capacity building workshops are supporting them to develop as organisations and deliver increased impact in their areas of operation. Although we only had funding to award 12 new HDTs, we had 122 Expressions of Interest for the programme, demonstrating the high level of demand for a programme of this type.

In our role as one of the delivery partners for the UK-wide Community Ownership Fund, we have supported projects seeking to take ownership of and develop sustainable uses for a range of historic buildings. In the last year, we supported 40 projects with diagnostics that considered which elements of their project required additional support, and 38 of these received packages of in-depth support to develop their applications to the Community Ownership Fund. We also led three webinars for all COF applicants working with historic buildings, to explain some of the special challenges and opportunities of this type of project. In total, 48 projects supported by the AHF either through early-stage grants, loans, or through the COF delivery partnership, have now been awarded funding through this programme.

Objective 3: Inspire
Championing the impact of heritage and community-led regeneration

Fig 5. Achievement against Objective 3 KPIs

KPI	Result
New Strategy 2023/28 published and launched	Achieved: launched in May 2023
New evaluation strategy developed and launched	Achieved
Transforming Places through Heritage final evaluation published	Achieved
EDI Action Plan Updated	Partial achievement: a number of updates made, with further updates ongoing.

Our new 2023-28 Strategy was launched in May 2023. The Strategy sets out our mission, renewed values and priorities for the next five years. The Board also began to shape the plans for our upcoming 50th Anniversary in 2026 and agreed an outline development plan for the celebration and programme of activity that will accompany it. One of the key outputs from the 50th Anniversary campaign will be raising the profile of communities across the UK that are regenerating and sustaining historic buildings of all kinds and will feature the depth and breadth of the projects and places we have supported over the past five decades.

As well as completing the external evaluation of our Strategy, later in the year we also published our impact report for the 2020-23 strategy. This evidenced the impact of the AHF across the four strategic aims of the previous Strategy and summarised data on the impact of the social enterprises and charities we have been supporting. Another key piece of data emerging from the longitudinal survey was around the sustainability of projects. This found that ten years after their grant, 69% of projects reported they were sustainable, and that at this point the majority are operating (although some were still in development due to the long timeframes involved in some heritage-led regeneration projects). The evidence further indicated that most projects tend to achieve and maintain sustainability over an extended timeframe, and also suggest that strong early-stage support provides the right conditions for organisations to achieve this long-term sustainability and resilience.

Additional country-level programme evaluations were also published, including a combined country report on the 'Heritage Transformed' programme in Wales and Northern Ireland. This programme, which had been funded by Cadw, the Department for Communities, The Pilgrim Trust and Garfield Weston Foundation, found evidence of significant impact by charities and social enterprises in both countries. The report highlighted the delivery of Village Catalyst projects in Northern Ireland, including Caledon Woolstore, which now operates as a childcare facility providing 36 childcare places, 16 after-school places and employing 15 people – and helping keep the village alive through this essential service provision for young families. The project is also acting as a catalyst for further investment in the village, including additional heritage-regeneration projects now underway. The Wales section of the report

documented the significant increase in funding we had delivered compared with the previous three-year period, and how this was helping more organisations to deliver heritage and community-led regeneration – including many projects around community-owned historic pubs and chapels, both pressing priorities for the country in terms of finding new uses. In both countries, significant new funding had been allocated to AHF programmes, partly as a result of our demonstration of the impact of heritage and community-led regeneration in cities, towns and villages throughout Wales and Northern Ireland.

Following the final year of the Transforming Places programme report and the publication of the externally produced evaluation report, we produced our own summary evaluation report. This provided qualitative and case study evidence to sit alongside the more data driven report (which had found that the programme would return £3.38 in value for every £1 invested) and detailed how case study projects have delivered against the five critical success factors of the programme. These case studies included Real Ideas CIC's conservation and adaptation of Liskeard Library, which demonstrates the range of regeneration benefits being brought to the local area, which is in the top 10% most deprived wards in the country.

In Scotland, we began the process of drawing together evidence of the impact of our work in preparation for our funding bid to Historic Environment Scotland in late 2024. This recently published evaluation undertook a series of interviews with key sector stakeholders and a representative sampling of project teams supported by AHF grants and loans to examine the impact of our advice and funding on project progression. Focusing on the five-year period from 2019-2024, the report finds that we play a critical role in the development and delivery of projects of heritage-regeneration projects, as well as within the broader funding and support ecosystem.

To help promote the Heritage Development Trusts programme and the broader communications work of the AHF, we appointed new consultants to support this work. This year has seen a number of pieces in national newspapers and media, including *The Herald* in Scotland and BBC Northern Ireland showcasing the Village Catalyst scheme, Heritage Development Trusts, and a number of projects we have funded that are celebrating significant milestones.

Fig 6. Heritage Impact Fund Project level KPIs

HIF KPIs	**Achievements as at March 2024** (against current agreed portfolio target)
Through the HIF and / or RePlan: **40-50** organisations would acquire long-term rights in historic buildings over a five-year period.	***21*** *(18)*
Through the HIF and / or RePlan: **40-50** historic buildings repaired and re-used over a five-year period.	***20*** *(37)*
Through the HIF and / or RePlan: up to **50** new FTE jobs created.	***166.73*** *(98)*
Through the HIF and / or RePlan: **250** new training opportunities will be created	***1267*** *(372)*
Through the HIF and / or RePlan: **500** new volunteering opportunities will be created	***997*** *(1137)*

Through the HIF and / or RePlan: up to **40** commercially run and **25** not-for-profit businesses run from re-used historic buildings will engage a wider audience	***12*** *(10) commercially run organisations and* ***5*** *(24) non-profit organisations*
Through the HIF / or RePlan: **40 - 50** organisations will have greater confidence in their organisation	***19*** *(23)*

5 Our portfolio – case studies from across the UK

Keelmen's Hospital

Newcastle, Tyne and Wear, England

Tyne & Wear Building Preservation Trust

Newcastle city landmark to be given new lease of life as potential for affordable housing

*Grade II**

The Grade II*-listedKeelmen'sHospitalwasconstructedin1701asanalmshouseforretiredorsick keelmen and their families - the keelmen were a group of men who worked on the keels, flat-bottomed boats that carried coal from the banks of the shallow Tyne out to ships that were too large to sail up the river. The hospital, which cost £2,000 to build, was paid for by the city's 1,600 keelmen themselves, who set up a charitable trust and initially agreed to contribute one penny a tide from the wages of each keel crewmember. The eventual decline in guilds meant the decline of the original use of Keelmen's Hospital, and it later served as council housing and student accommodation. The building has been vacant since 2009 and is on Historic England's Heritage at Risk Register.

Tyne & Wear Building Preservation Trust was commissioned by Newcastle City Council to review Heritage at Risk in the city. Through this review, the restoration and reuse of Keelmen's Hospital was identified as a prime candidate for a partnership project. The current proposal is to convert the building into 20 one- or two-person flats, with the potential for specialist uses, including co-housing, specialist care support and sheltered housing. This will bring the building back into community use and create affordable new homes in central Newcastle.

Along with Historic England, Newcastle City Council and The National Lottery Heritage Fund, the AHF has provided support to this project. In 2024, the AHF awarded a Project Development Grant to Tyne & Wear Building Preservation Trust, which covered the cost of design team fees to support the Trust in preparing to apply for further funding, building control and planning permission.

twbpt.org.uk

AHF Funding

Project Development Grant - £36,539 (2024)

Cardigan Market Hall

Cardigan, Ceredigion, Wales

Cardigan Building Preservation Trust

Ensuring a long-term future for the long-serving Victorian Market Hall

*Grade II**

The Grade II*-listed Cardigan Market Hall is a much-loved building and community facility that has been in continuous use as a market since opening in 1860. It is believed to be the first municipal building in Britain to follow Ruskin's principles, as set out in his book 'The Stones of Venice' (1854). It has unusual architectural features; the lower floor displays a medieval character of rounded piers and arched vaults,

while the upper market has a Middle Eastern influence, as seen in the banded archways around the lightwell and the building exterior. The lower area of the building was originally used for live animal sales, while the upper floor provided individual market bays for traders.

Cardigan Building Preservation Trust has taken on a long lease of the building and developed a scheme which will complement the neighbouring Guildhall restoration – completed by the Trust in 2009 – while also ensuring the long-term use of the Market Hall as a community facility. As well as an extensive programme of fabric repair and the upgrading of services throughout the building, new works also include improved access through a new entrance tower incorporating a lift, and the provision of public toilets on each level. The Market Hall will provide enhanced facilities for market traders and a new food court area on the upper floor, alongside a programme of public events. The Trust are also keen to encourage new craftspeople and independent businesses into incubator and 'pop-up' units, thereby ensuring the sustainability of the Market Hall long into the future.

The AHF has supported the Trust with initial feasibility funding and two Project Development Grants towards the development of the Market Hall project plans, including planning permission and listed building consent processes. This was followed by a Heritage Impact Fund working capital loan of £200,000 to support the cashflow of the £1.6m restoration and modernisation project. As well as AHF grant and loan support, the Trust has raised funds from The National Lottery Heritage Fund, the Welsh Government, the ERDF Building for the Future, and the Rural Development Programme. The Trust repaid the AHF loan funds in full in late 2023 and final works took place throughout the spring of 2024, with the Market Hall reopening to the public in late June.

cardigan-guildhall- market.co.uk

AHF Funding

Cold Spot Grant - £3,000 (2014)

Project Development Grant - £5,000 (2016)

Project Development Grant - £4,960 (2017)

Heritage Impact Fund Loan - £200,000 (2019)

Broadway Cinema

Prestwick, South Ayrshire, Scotland

Friends of the Broadway Prestwick

Restoration of Art Deco cinema to benefit the whole community

Category C

Dating back to 1935, the Broadway Cinema is a surviving example of Scotland's golden age of cinema. To this day, the Art Deco building retains some unusual and important features, including timber paneling in many areas, decorative stepped paneling to the auditorium, and a unique camel design on the air vents. The projection room also appears as a time capsule, with reels and equipment remaining in the same spot as when they were last used. The last film was shown in 1976, after which the building was put to many uses, including a leisure centre, amusement arcade and squash courts.

Friends of the Broadway Prestwick was set up to identify a way to bring the building back into meaningful use. The plans have since developed to include a cinema, a multi-purpose entertainment venue, and an inclusive dementia-friendly space that will benefit the whole community.

The AHF has supported the Friends of the Broadway Prestwick with a number of small grants to test and explore ideas of how best to use the Broadway Cinema, and to enable them to make the case to the Scottish Land Fund to allow them to purchase the building from the private owner. Two Historic Environment Scotland-supported Project Viability Grants were made in 2018 and 2021, as well as a William Grant Foundation Tailored Support Fund grant in 2023 towards emergency roof repairs.

The Broadway Cinema was successfully brought into community ownership in December 2023. Further, thanks to additional funding for a Project Development Officer, the next phase of planning and development can now begin, bringing the project to restore this iconic building one step closer to reality.

www.friendsofthebroadwayprestwick.com

AHF Funding

Project Viability Grant - £4,721 (2018)

Project Viability Grant - £5,000 (2021)

Tailored Support Fund Project Development Grant - £5,000 (2023)

Project Development Grant - £12,375 (2024)

Parkanaur Manor House

Dungannon, Co. Tyrone, Northern Ireland

Thomas Doran Parkanaur Trust

Listed buildings within important demesne to provide new employment opportunities

Grade A Manor House and outbuildings, Grade B gate lodge

Parkanaur Manor House was built between 1839 and 1854 for John Burges, who had made his fortune in the East India Company. Designed i n a Tudor Revival style b y well-known local architect, Thomas Duff, it has a terraced front, with octagonal pinnacles and gables at each projection. The house remained in the Burges family until they moved to England in 1955, when it was bought by American millionaire, Thomas Doran, who had emigrated from nearby Castlecaulfield as a teenager. He made Parkanaur available to his friend Rev. Gerry Eakins to develop a new centre for the education of young adults with disabilities. The house reopened in 1960 as 'The Thomas Doran Training Centre' (now Parkanaur College). While the main house continues in this role today, the other listed building within this important demesne, including the courtyard buildings, gate lodge, walled garden and pavilion, are underused, with some of the buildings falling into a state of disrepair.

The Thomas Doran Parkanaur Trust is a registered charity committed to promoting the vocational education and personal development of people with a range of learning difficulties and disabilities, helping them to achieve their full potential. It also provides residential care to young people with disabilities and mental health issues, including people with autism and challenging behaviour, with students coming from across Northern Ireland and from a range of backgrounds. As part of a 5-year strategy for its development of the site, the Trust plans to bring all the buildings in the Parkanaur Manor House demesne back into use to provide employment opportunities for people who have difficulty

securing and sustaining jobs. This includes extending its existing training and residential accommodation, as well as expanding existing social enterprises on site, informed by its work with the Strategic Investment Board and the Mid-Ulster Community Plan. The proposed adaptation of the stable block for supported living accommodation for long-term residents, residential students and staff, coupled with the ambition to develop social enterprises on site, would expand the Trust's already significant social impact.

The AHF awarded the Trust a Project Viability Grant in 2021 to enable it to produce a viability report. The study adopted a phased plan for the rescue and return to productive use of the unused historic buildings and included indicative costs and outline plans. This allowed Trustees to identify statutory requirements and potential funding sources and provided the basis for approaches to philanthropic individuals and organisations. A Project Development Grant, awarded in 2023, is currently helping the Trust to build on the viability work, draw up detailed plans by a conservation-accredited architect, and to fully develop its business case.

www.parkanaurcollege.org

AHF Funding

Project Viability Grant- £7,500 (2021)

Project Development Grant - £15,000 (2023)

Canada House

Sheffield, South Yorkshire, England

Harmony Works Trust

Reinvigorating a 19th-century building as a permanent facility of musical excellence

*Grade II**

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 it stands vacant.

In 2015, a partnership was formed between two established organisations, Sheffield Music Academy and Sheffield Music Hub, with an aim to find a permanent home for music education in the city. Upon discovering the Grade II* listed Canada House in 2017, the partnership launched a vision to restore and convert the building into a new, central music education hub called Harmony Works. Plans to revitalise Canada House make the most of the historic spaces, retaining its unique heritage features, whilst also making sure that it is accessible and welcoming to all. Once complete, Harmony Works will be home to every genre of music and music-inspired culture, offering teaching, performance and practice spaces, a caf and student facilities, which will support all types of musical development to meet the needs of diverse and talented young musicians across the city and region.

The AHF has supported the partnership with three grants since 2019, which enabled the project to complete initial viability and development work. This paved the way for inclusion in Sheffield's Levelling Up Bid, which secured £1.6 million for the purchase of the building, and Round One development funding from the National Lottery Heritage Fund. Having been awarded charitable status in August 2023, Harmony Works Trust successfully acquired Canada House in May 2024, moving the project one step closer to realisation. The Trust is currently applying for additional funding support for the next phase.

https://harmonyworks.org.uk/

AHF Funding

Project Viability Grant - £7,500 (2019)

Project Development Grant - £28,600 (2019)

Project Development Grant - £71,560 (2020)

Gwesty’r Tŵr (Tower Hotel), Pwllhei

Pwllheli, Gwynedd, Wales

Menter y Tŵr

Future of historic High Street building secure under community ownership

Grade II

Gwesty'r Tŵr (Tower Hotel) is a landmark historic building situated on the High Street of the market town of Pwllheli. Built around 1875 in an Italianate classical style, the hotel is spread over four storeys consisting of 16 guest bedrooms, a ballroom, a restaurant and a bar. To the rear is a stable block and outbuildings surrounding a courtyard. It was once a bustling business, regularly hosting weddings and other social gatherings, and holds a special place in the heart of the community. Ownership of the building had passed through many hands and the doors eventually closed in 2019. In August 2022, it was put on the open market.

In recent years, other large hotels in Pwllheli have been purchased by private landlords and converted into temporary, sheltered accommodation, but without the support the individuals need. This is having a detrimental impact on the individuals and the town. The community were determined that Gwesty'r Tŵr would not suffer the same fate.

Menter y Tŵr is a community benefit society set up with the aim of securing the ownership of Gwesty'r Tŵr for the benefit of the community. In October 2023, it launched a community share offer with a target figure of £400,000. Just six weeks later, more than 1,300 people had invested over £500,000, demonstrating the strength of support for the project. This enabled the Society to acquire the freehold of the site and complete emergency repairs to the hotel façade. Menter y Tŵr is now planning a phased re-opening of the site, all under community ownership, which will provide a mix of uses, including a pub, café/restaurant, function rooms, meeting rooms, and co-working offices in the hotel. The stables to the rear of the site will be conserved and opened as makerspaces, workshops and street food stalls.

The AHF is supporting Menter y Tŵr Trust with a Project Development Grant, awarded in March 2024. This is contributing towards commissioning a multi-disciplinary design team, led by a conservation architect, to complete structural surveys and develop the architectural plans through to the end of RIBA Stage 4.

www.ytwr.cymru

AHF Funding

Project Development Grant - £39,875 (March 2024)

Leigh Spinners Mill

Leigh, Greater Manchester, England

Leigh Building Preservation Trust

Historic mill expands capacity with loan from Thrive Together Fund

*Grade II**

Leigh Spinners Mill is a fine example of a 20th-century cotton mill that stands as a testament to the region’s industrial heritage. The mill was built in two phases in 1913 and 1923 and designed in the Italianate style by Bradshaw Gass & Hope. At its peak, the mill employed hundreds of local people.

As the UK textile industry declined from the mid-20th century, operations gradually reduced and almost all of this very large site became derelict.

Leigh Building Preservation Trust was formed with the aim of saving Leigh Spinners Mill and giving the site a sustainable future. The Trust has already restored and converted one of the two main mill buildings into a flexible and affordable space, subdivided into a mixture of for-hire event spaces and units, which are occupied by charities, social enterprises, and small businesses. With over 60 tenants, the building is home to a wide range of services, including a dance studio, independent cinema, sporting facilities, and a craft workshop. There is also a community garden within the grounds.

The AHF first supported the Trust in 2013 with a grant to look at the viability of the site, followed by further grant funding to support the development of plans for the mill buildings. By 2023, the open mill building was fully occupied and thriving. In order to scale up its existing activity within the building, the Trust began work to open the top floor of the mill and was subsequently offered blended finance (loan and grant) from the Thrive Together Fund to support significant infrastructure improvements. The Thrive Together Fund is delivered by the AHF in a partnership with Social Investment Business.

https://www.spinnersmill.co.uk/

AHF Funding

Cold Spot Grant - £5,000 (2013)

Project Viability Grant - £4,900 (2017)

Project Development Grant - £7,500 (2018)

Thrive Together Fund - £150,000 (2023)

Culmore Fort

Culmore, Derry, Northern Ireland

Culmore Community Partnership Ltd

Repairing and restoring a historic stone fort for community use

Grade B+

Culmore Fort is a stone fort, two storeys high, situated in Culmore Village to the northeast of Derry City. It was originally constructed in 1600-1649, along with earthen ramparts and a ditch, as a strategic defensive site overlooking Lough Foyle. Due to its location, Culmore Fort has witnessed many historic events that have shaped the history of Ireland and the establishment of the city of Derry. Most of the original fort was destroyed in 1688, though the tower and associated earthworks survived. It remained in a ruinous condition until 1780 when it was reconstructed by General Hart. Further repairs were carried out by the resident of Culmore House in 1830 and the fort was referred to as a coastguard station in 1858. The fort is currently closed to the public and is being used as a storage area by Lough Foyle Yacht Club.

Culmore Community Partnership (CCP) is a charity formed for the public benefit of urban and rural regeneration in the Culmore area of Derry City. The group was interested to explore the potential of restoring Culmore Fort and the surrounding land for community use, creating employment and

volunteering opportunities and providing new services in a rural area. It also wishes to develop the site more fully to deliver mental health and wellbeing support for young people.

In 2022, the AHF awarded CCP a Village Catalyst Project Viability Grant towards public consultation, a condition survey and concept design to seek indication of the scope of work needed to make Culmore Fort suitable for public use and to identify the potential costs involved. In 2023, the AHF awarded CCP a Project Development Grant for 50% of costs towards Architectural Design, a business plan and other professional fees.

culmorehub.org

AHF Funding

Project Viability Grant (Village Catalyst) - £8,000 (2022)

Project Development Grant (Village Catalyst) - £20,000 (2023)

Kerrera Old School

Isle of Kerrera, Argyll, Scotland

Isle of Kerrera Development Trust

From redundant school building to a thriving hub for the community and visitors alike

Prominently situated on the small Isle of Kerrera, immediately offshore from Oban, this redundant school building dates from 1872 and is one of a few historic buildings on the island. It is a single storey, traditional rubble stone structure, with a duo-pitch slated roof comprising three rooms: the entrance and kitchen area, the main school room, and a 1980's toilet block extension. The school closed in 1997 and, while structurally sound, the building was suffering with water ingress and signs of dampness.

The Isle of Kerrera Development Trust was set up in 2009 to sustain the island, including its community, amenities, culture and heritage. With no amenities on the island to serve a youthful and growing population, the local community was keen to re-purpose Kerrera Old School as a community facility for a range of activities. In addition to use by islanders, the space would be available for hire (particularly from groups engaging in outdoor activities and provide basic facilities for tourists during the summer season. A separate bothy providing visitor accommodation would assist with ongoing revenue for the Trust. Traditional skills training was also to become a key element of the project, along with sourcing materials as locally as possible. The school building was acquired in 2019 with funding provided by the Scottish Land Fund.

The AHF supported the Trust a couple of times as this project developed, initially awarding a Project Development Grant to secure technical advice to specify conservation repair methods and materials, particularly considering the exposed location. A further grant was then awarded to assist with the cost of a technical project manager at a critical time when there was pressure to secure the building warrant - this being necessary to enable draw down of capital funds for the initial package of wind and watertight works. Overall, a funding package of twelve funders plus creative crowdfunding initiatives met capital costs of circa £500K. The project completed and opened in March 2024, now operating as a successful hub for both the community and visitors alike.

https://isleofkerrera.org/old-school

AHF Funding

Project Development Grant - £4,500 (2020)

Project Development Grant - £7,819 (2020)

Looe Coastguard Flats

East Looe, Cornwall, England

Three Seas Cornwall

Creating affordable community-owned housing in historic buildings

Grade II

This row of historic cottages sits high on the steep sides of Looe, overlooking the harbour, and is considered to be a particularly impressive example of its type. Prominently positioned, with houses flanking a central observation room, the limestone terrace was built in 1892-93 to serve as a coastguard station for this port town and is a distinctive local landmark. Cornwall Council converted the terrace into social housing flats during the twentieth century, but the dwellings have become increasingly vacant given the cost and complexity of improving the accommodation and carrying out a necessary package of repairs to the historic fabric on this restricted site.

Three Seas Cornwall was established as a specialist charity supporting the creation of community housing in Cornwall's Coastal Communities (3Cs. They have developed the experience and skills to help local people find, buy and refurbish housing for long-term, low-cost rent. The charity has secured around £2million to adapt the Looe Coastguard Flats to create 11 affordable flats for local people. The secured funding will enable the refurbishment of the dwellings, while the charity has further ambitions to secure additional funding to install green energy generation on site.

The AHF has supported Three Seas with a Project Viability Grant, made possible by Historic England and the Pilgrim Trust, providing early-stage funding to undertake a feasibility report on the Coastguard Flats and, in particular, to support the production of a number of specialist site surveys. Three Seas currently has a confirmed arrangement for the Looe Coastguard Flats to transfer from the Council to the charity once its Registered Provider status is in place, which is anticipated to be in September 2024.

AHF Funding

Project Viability Grant - £10,000 (2023)

No.30 The Square

Huntly, Aberdeenshire, Scotland

Huntly & District Development Trust

A community-owned historic multi-purpose venue in the heart of Huntly town centre

Category B and C

No.30 the Square comprises two buildings situated directly on the square of this small market town in rural Aberdeenshire. Dating from 1875, it was occupied by local department store Cruikshanks, which

over time expanded operations from a shop unit to fill the two buildings. The main heritage merit lies in the exterior, with a return gable comprising angle turret and conical slate roof. Interior features have mostly been lost, but in terms of reuse, the building offers the only open-plan accommodation in the town centre.

Huntly & District Development Trust was formed in 2009 to work collaboratively towards building a resilient, inclusive and enterprising community. The town centre had suffered with vacant units, unable to attract passing trade. Community consultation with many local groups indicated the need for a multi-purpose community facility. In 2019, a year after its closure, the Trust acquired No.30 with funding provided by the Scottish Government's Town Centre Fund. Having been restored and brought back into use, the completed building now accommodates flexible and accessible event spaces, including a 60-seat cinema, co-working space, meeting rooms, a café and retail space, as well as a changing places facility.

Thanks to support from the local authority, plans for this project were fairly advanced by the time the Trust sought assistance from the AHF. A Project Development Grant was awarded to plug a funding gap by contributing towards design team fees, which then enabled the Trust to progress with capital funding bids. With a funding package of seven funders, capital works completed in spring 2024, and the building opened to the public in late summer. As a result of the Trust's achievement in bringing this large-scale property back into productive use, further investment is now coming into the square.

www.huntlydt.org

AHF Funding

Project Development Grant - £16,029 (2019)

The Lighthouse, Harlesden

Harlesden, London, England

Refugee Education UK

Former high street bank transformed into an education centre for young refugees

In common with towns across the country, one of the most prominent buildings on Harlesden's high street, a large four-storey bank, sat closed and vacant. Built in 1891 and standing opposite the town's landmark Grade II-listed Jubilee Clock, the former bank is located in Harlesden Conservation Area and High Street Heritage Action Zone and was identified as a heritage asset in the Harlesden Neighbourhood Plan.

A local charity, Refugee Education UK, bought the building in 2020 with two key aims: to provide a permanent home and national headquarters for the charity and their work helping refugee and asylum-seeking children and young people access education; and to create a flexible space and community hub for local charities and social enterprises. The building needed significant redesign and renovation to deliver this vision, including conversion of the basement and attic, completed in late 2023. The renamed Lighthouse is now a beautiful light-filled space, providing a safe and welcoming place for young people, housing the charity, and hosting their partners.

In 2020, the AHF awarded Refugee Education UK a major Transformational Project Grant towards capital works and professional fees. The project has also been supported by a wide range of additional funders,

including Brent Council, Historic England, the Constable Educational Trust, the Garfield Weston Foundation, and many individual donors. The Lighthouse officially opened its doors in June 2024.

www.reuk.org

AHF Funding

Transformational Project Grant - £305,574 (2020)

Liskeard Library

Liskeard, Cornwall, England

Real IIdeas Organisation

Renovation of John Passmore Edwards library creates a contemporary space fit for the 21st century

Grade II

Liskeard Library is a Grade II-listed, purpose-built John Passmore Edwards library, constructed to reflect the belief that everyone should have access to knowledge and learning. Since its original opening in 1896, the Flemish Renaissance style building has housed a library, often alongside other functions, including a bank.

By 2017, despite remaining as an important community resource, Liskeard Library had fallen into a poor state of repair. To enable it to become an inclusive, contemporary space, the building required significant capital works and modernisation. A community asset transfer took place between Cornwall Council and Real Ideas Organisation - an award-winning social enterprise that works to create positive and lasting social change - which took on the building and library services.

Reopened in September 2023, the renovated Liskeard Library now serves as a cultural and creative centre, as well as a public library. The revitalised building is now a hub of community activity, drawing a wider demographic and helping to regenerate Liskeard's town centre. With new facilities, including a café, co-working space and creative workshops, the library has also seen an increase in library use and membership.

The AHF has supported the regeneration of Liskeard Library at various stages of the project, initially awarding Real Ideas Organisation a Project Development Grant in 2018 to support the development of architects' plans. The planned reconfiguration and thoughtful opening up of internal spaces, plus strong community engagement, subsequently helped Real Ideas to secure a first-round Transformational Project Grant through the Transforming Places through Heritage programme in 2019 - this supported the renovation of the building. Further, a Heritage Impact Fund loan towards the completion of the capital works to the building was made in 2023. The loan was critical to the completion of the project, helping to make up a budget shortfall caused by unexpected complications with the building.

https://real-pathways.realideas.org/liskeardlibrary/

AHF Funding

Project Development Grant - £30,000 (2018)

Transformational Project Grant - £150,000 (2019)

Heritage Impact Fund Loan - £225,000 (2023)

6 Financial review for the year ended 31 March 2024

a. Financial overview

Total income grew by 50% (+£2.1m) this year when compared to the previous financial year, with increases in both restricted and unrestricted income.

There was a 61% (+£1.9m) uplift in government grants, due to £2.7m funding from NLHF (part of a £5m grant) for our new HDT programme and also significant additional funding from Historic England and Cadw for our core programmes in England and Wales respectively. These increases were partly offset by the reduction in income, following the end of the Transforming Places through Heritage (TPtH) programme.

Two new partnerships, providing support to Community Ownership Fund applicants and appraising applications to the Thrive Together Fund, generated unrestricted income of £113,000.

The continuing rise in interest rates more than doubled investment income this year and our long-term investments recovered some of the losses of 2022/23, delivering gains of £52,082 in 23/24. Our short-term investments generated additional gains of £115,729 (2023: £217,391 net total investment losses).

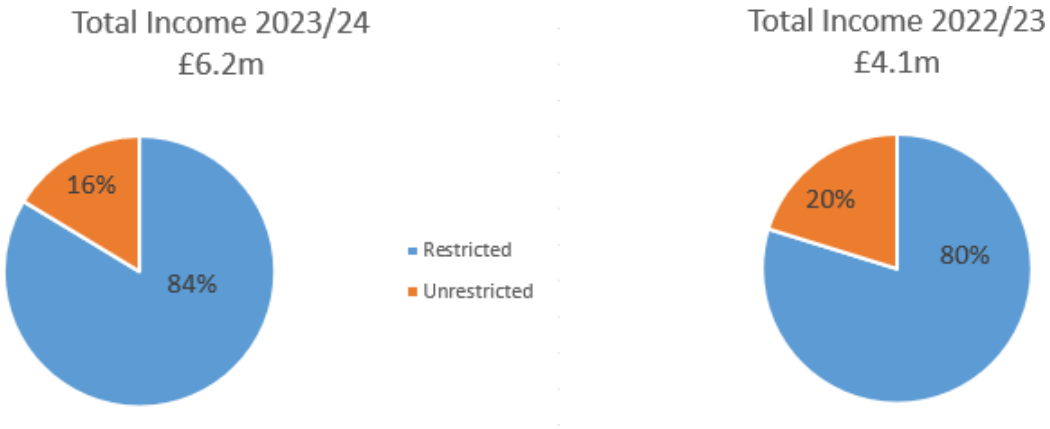
The additional grantmaking made possible by our increased government funding was the primary factor in the 33% increase (+£1.4m) in expenditure on charitable activities. This, and other cost increases in the year, were offset by reduced costs in loan-related areas, primarily due to a net decrease in the endowment bad debt provision for both capital and interest.

The total value of loan offers and extensions (excluding offers not taken up) was £1.1m less than the previous year and this meant fewer loan commitments at the year-end (£1.3m vs 2023: £3.3m). Also, last year's commitments included two substantial loans which were yet to contract but have since been disbursed. Interest from our disbursed loans saw a modest fall of 3% (-£16,000).

The rise in investment and partnership income along with the gains on our investments (£126,000) and the £99,000 reduction in the interest bad debt provision helped to deliver a £376,000 unrestricted fund surplus this year (2023: £70,000). The total net income of £743,000 further strengthens the AHF's financial position and resilience and increases our capacity to participate and partner in future opportunities.

Income analysis

Fig 7. Total income



Total income for the year ended 31 March 2024 was £6.2m (2023: £4.1m) with government grants increasing by £1.9m overall, compared with the previous year. Whilst the end of the TPtH programme meant a significant reduction in income from DCMS, compared with last year, this was more than offset by £2.7m in new funding from NLHF, for the new Heritage Development Trusts programme, which launched in 2023.

Other new government grants this year included £508,000 funding from Historic England, for more grants to high street projects in England and £383,745 funding for our other England activities, including early-stage grants and our network of Support Officers. The England programme was also supported by the Pilgrim Trust as well as the AHF, and we received £50,000 from West Midlands Combined Authority for a West Midlands grants programme.

The increase in government grants was also driven by significant additional support from Cadw for the AHF's work in Wales, increasing its grant funding in the previous year by £250,000, to £600,000, and investing a further £100,000 (2023: £nil) into the Heritage Impact Fund.

Funding for our programmes in Scotland and Northern Ireland remained strong, and broadly consistent with the previous year.

Unrestricted income from charitable activities benefitted from two new partnerships in the year, with Locality (Community Ownership Fund) and Social Investment Business (Thrive Together Fund); these generated £89,870 and £23,056 before costs (2023: both £nil).

Higher base rates and optimising our use of short-term deposits more than doubled our investment income this year; income from lending saw a slight drop compared with the previous year. Donations were lower this year due to last year including a one-off corporate donation of pro bono legal services.

Expenditure analysis

Total expenditure on charitable activities and raising funds was £5.6m (2023: £4.2m).

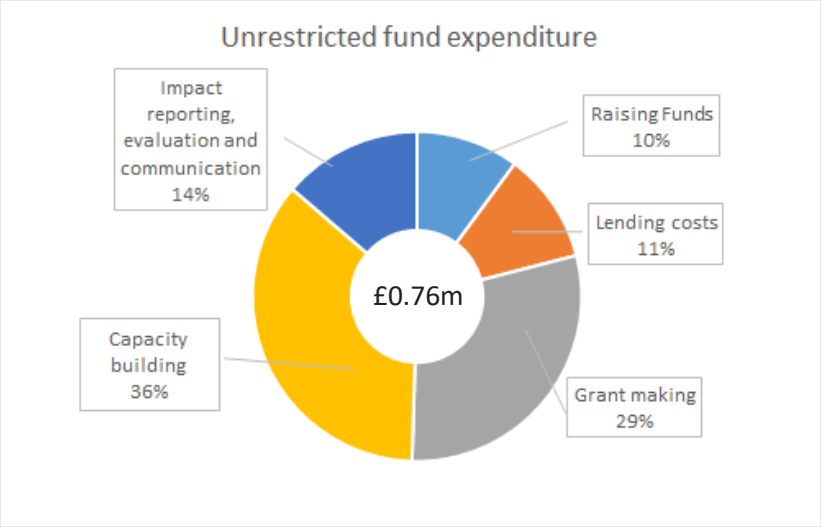
Grant making expenditure rose by £1.8m in the year due to the scale of the HDT programme revenue grants (£2.4m) and the significant additional grants budgets in England and Wales in particular.

Unrestricted expenditure on capacity building increased to £272,392 (2023: £149,970); this was partly due to the cost of consultants working with us on the Community Ownership Fund support and partly due to more investment team time being allocated to the Thrive Together Fund and our other capacity building activities. Impact reporting and evaluation expenditure also increased, reflecting the final evaluation of the TPtH programme, HDT programme evaluation and impact activities, and the further development of our own evaluation framework for the current strategy period 2023-2028.

These areas of higher spend were offset by a net £240,721 reduction (2023: £245,054 increase) in the bad debt provision and the repayment of a loan which had been previously provided for.

Total unrestricted expenditure on charitable activities was consistent with the previous year and the AHF once again contributed £5,000 (2023: £5,000) towards the Heritage Trust Network's conference.

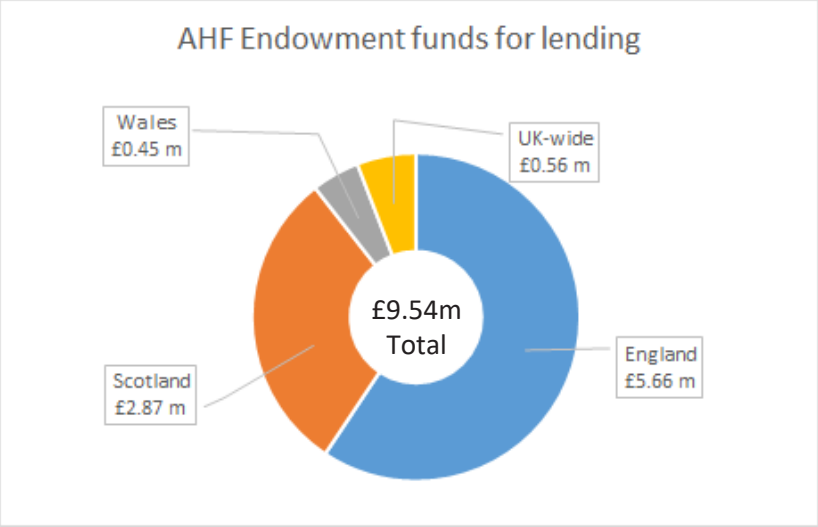
Fig 8. Unrestricted fund expenditure



Funds

The AHF's total charitable funds increased by £0.7m (2023: £0.3m decrease) to £18.1m (2023: £17.3m) of which £17.3m constituted the AHF's lending resources (2023: £16.6m).

Fig 9. AHF Endowment funds for lending



The Endowment Fund increased by £185,000 (2023: £34,000 increase); this figure comprises a £149,000 benefit due to the reduction in the Fund's bad debt provision, in addition to the repayment of a bad debt, which had previously been provided for, and investment gains.

The restricted fund increased by £182,000 (2023: £429,000 decrease, including £2m fund reclassification) mostly due to Cadw's £100,000 investment in the HIF, £40,000 funding from the DfC for a two-year part-time Support Officer post in Northern Ireland, and investment gains.

Of the £6.0m restricted funds held at the year-end, £3.9m (2023: £3.8m) represents the cumulative HIF lending funds contributed by our external partners (net of bad debt charges), and £2m (2023: £1.9m) additional funds available for lending purposes.

The unrestricted fund achieved a surplus of £251,000 (2023: £93,000 surplus) before investment gains of £126,000 (2023: £23,000 losses).

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 2023, all employees were awarded a 4% pay increase.

During the year, the highest paid member of staff was in the £90,000 - £100,000 band (2023: £80,000 - £90,000 band). The ratio between the highest paid salary and the median AHF salary of £40,288 (2023: £38,010) was 2.6 (2023: 2.4).

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 £66,657 (2023: £64,164).

c. Reserves

The Trustees have reviewed and updated the AHF's reserves policy, to more explicitly reflect the underlying risks facing the charity and to ensure that we continue to have an appropriate level of free reserves (i.e. excluding restricted and designated reserves) to safeguard our operations and achieve our strategic objectives.

- We reviewed projected financial performance including cash flow requirements. The AHF's business model means that income and expenditure can be forecast with reasonable accuracy in the short term. However, there are uncertainties, including: timing as to when loans will be drawn, the availability of funding in the medium term, and the economic environment.
- We considered how we would continue to operate if there was a sustained and significant reduction in loan-related income or capital funds to lend, or in the event that successor funding was not secured at the end of our current programmes.
- We estimated the potential financial impact of other significant short to medium term risks, as identified in the AHF's Risk Register, and their likelihood.

In all cases, we took into account existing mitigations including the bad debt provision, insurance policies, and the Designated Lending Fund reserve.

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 or in short term investments, on terms consistent with financial prudence and ready accessibility. Net gains on investments across all funds were £167,811 (2023: £217,391 losses) and net income from investments and bank deposits for the year amounted to £295,098 (2023: £144,230).

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 31 March 2026, taking into account the current challenges of heightened interest rates, inflation, and energy costs, all of which will continue to affect the organisations we support, 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

Our plans for the forthcoming year include:

- Developing the detailed programme for the 50th Anniversary campaign and associated fundraising plan;
- Delivering the Heritage Impact Fund loan offer target and other KPIs, and more broadly working on the pipeline of lending applications;
- Further development of new funding proposals, including the latest bid to Historic Environment Scotland and the Heritage Housing Fund;
- Engagement with new Ministers and political stakeholders throughout the UK;
- Delivery of the second year of the UK-wide Heritage Development Trust programme;
- We will also be working on the induction of new Trustees and reviewing and updating the governance structures that underpin the Board; this will include an up-to-date review of the Charity Governance Code.

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

The organisation's values, as outlined in our Strategy 2023-28, are:

1. **Enabling**

We help catalyse new approaches to the adaption, management and ownership of historic buildings.

2. Collaborative

We work in partnership, helping broker new relationships and are open with our thinking and learning.

3. Expert

We are specialists in the field of community-led approaches to the regeneration of historic buildings.

4. Grounded

We are a flexible and pragmatic funder, proportionate in our approach, and empathetic to the needs of small organisations.

5. Inclusive

We strive for the equitable distribution of our funding and advice and work closely with organisations and communities to overcome barriers to gaining our support.

d. Equality, diversity and inclusion (EDI)

During the year we continued to look at how to deliver on the relevant EDI findings and recommendations within our most recent Strategy evaluation. This has included:

- Continued membership of the social investment sector umbrella, the Diversity Forum, and providing a first update for the Forum's manifesto reporting.
- Implementation of new application questions relating to projects' intentions for addressing under representation and diversity.
- Continuing work to ensure the Board and staff team are broadly representative of the UK population and work in an inclusive and supportive environment. This has included the use of specialist recruitment bodies to help fill Trustee roles and taking into account diversity considerations when making appointments.
- A survey was undertaken with the Board in line with the Charity Governance Code to assess Board effectiveness. In summary this found the Board to be operating in an effective way and noted areas where the Board would like further support. An inclusive behaviours survey was undertaken with the staff team to understand the organisational culture of the staff team. Again, this broadly found the executive and staff team to be operating in an inclusive way and within a healthy organisational culture. It suggested a number of ways in which the organisation could further support staff development that will be looked into.

Further work will be done to update the EDI action plan in the forthcoming year. An important priority will be the review of the data that comes through the application questions regarding EDI issues and what this tells us about how projects are addressing these issues. That, in turn, will give us further steers about how we work with projects to look at how they address this priority within their organisations.

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. Our Trustees discharge this responsibility through their 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 as 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 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.

Risk Management Process

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 any significant externally funded programmes; this currently includes the Heritage Impact Fund.
- As well as the risk register, the organisation 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.

Fig 10: Top risks currently facing the AHF

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 constrained. Our grant income decreases.	Close contact with new and existing grant funders / stakeholders is being maintained to ascertain new opportunities. New grant funding has been launched in England but future funding is potentially at risk due from Spending Review cuts. General risk to UK public funding currently.
Operational	Borrowers default on loans and repayment of capital and interest decreases significantly. Endowment and HIF eroded rendering AHF's lending capacity diminished.	There are still post Covid, cost of living and inflation related challenges facing many projects, although these have arguably stabilsed as a 'new normal'. Close monitoring of lending clients and increased engagement with high-risk projects continuing. Bad debt provisioning continues to be made when required.

Operational	Our services & products do not meet the needs of our existing or prospective clients. Lack of funding to award, both grants and loans.	The SMT and teams regularly review project needs for both financing and support. We recently launched the Heritage Development Trust programme that helps organisations with much needed revenue funding to develop and grow. We continue to work on various new funds, including the Heritage Housing Fund, and continue to review how to increase demand for our loans

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 fifteen appointed Trustees, including the Chair, 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 several 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 four 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, an independent consultant and formerly 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 at least four Trustees representing England, Northern Ireland, Scotland and Wales, plus the Chief Executive. The Director of Programmes and Deputy CEO is its Secretary. The Panel meets quarterly. Terms of appointment are for three years but are synchronised with the serving terms of Trustee appointments. The Chair revolves around the four Trustees on a bi-annual basis. The Panel met four times during the year.

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

Fig 11: Trustees serving during the year and since the year end

Board		Board Committees				
Trustees	**Year of appointment**	**Audit & Risk**	**Credit Panel**	**HIF Credit Panel**	**Grants Panel**	**Nominations Committee**
Ros Kerslake (Chair)	2022					*
Myra Barnes (resigned March 24)	2013	*	*	*		*
James Bowdidge	2019		*	*		
Ade Alao	2018		*	*		*
Peter Williams	2024	*				
Graham Fisher	2019				*	
David Hunter (Chair of Credit Panel)	2017		*	*		
Roy Hodson (Chair of Audit & Risk Committee)	2016	*				
Karen Latimer	2018				*	*
Menna Jones (resigned July 2024)	2023				*	
Syreeta Bayne	2024					
Greg Pickup	2020				*	
Suzanne Snowden	2017	*				*
Neal Shasore	2020					
Esther Robinson-Wild	2021	*	*	*		
Audrey Carlin (Chair of Grants Panel and Deputy Chair)	2021				*	
Andy Westwood	2024					

Trustees

Ros Kerslake CBE (Chair)

Ros Kerslake CBE has more than 25 years' board level experience in the property and regeneration sectors, serving as chief executive, non-executive director and chair for a number of public, private and third sector organisations.

Previously she was Chief Executive Officer of the National Lottery Heritage Fund, overseeing circa £400m per annum of project investment, alongside a major organisation transformation programme of the UK-wide body. Her earlier roles include Chief Executive of The Prince's Regeneration Trust, leading urban regeneration across the UK, Chief Executive for Regen Co, Sandwell, and Director of Property at Network Rail.

Ros is on the board of Sanctuary Housing Group and Homes England and is a trustee of regeneration charity Re-form Heritage and the University College of Estate Management. She chairs Leeds Castle Foundation. She was awarded a CBE in 2020 and an OBE in 2016 for services to heritage. She is a qualified solicitor (N/P).

Ade Alao

Ade Alao leads on major real estate capital projects for HM Courts & Tribunals Service. He previously worked at DWP, 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.

Syreeta Bayne

Syreeta joined Muse in 2023 as the Head of Social Value and Sustainability from JLL where she was working as their EMEA Head of Social Value as part of the Global Sustainable Operations Team. With circa 15 years' experience, six of which were in the construction sector working at Interserve and BAM UK, Syreeta has created and led various social and sustainability projects in partnership with private and public sector clients including Aviva, Legal and General Investment Management, La Salle and Homes England.

Syreeta's main drives at Muse is to develop the combined strategy for social impact, sustainability, and equality, diversity and inclusion, called "Our Sustainable Future". Syreeta brings her experience and expertise to AHF, supporting it on its journey to create impactful places and community hubs.

Myra Barnes

Myra Barnes has forty years' experience in property and development. She has been involved in different public and private sector redevelopments within the UK. She has also worked on many large masterplans and regeneration projects. 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, which 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 (Chair of the Grants Panel and Deputy Chair)

Audrey Carlin is an experienced leader in the delivery of heritage and regeneration projects. A Town Planner by profession, she has over 30 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 is Vice Chair to the Board of the National Galleries of Scotland and Chair of their Major Capital Projects Committee, overseeing nationally significant development projects including the Award winning expansion of the Scottish National Gallery, reopened in 2023.

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.

Menna Jones

Menna Jones has worked in the social enterprise sector for the last 30 years and was Chief Executive of Antur Waunfawr, a social enterprise in North West Wales for 27 years until joining Bardsey Island Trust in her current role as Development Manager in 2022. She previously worked as Development Co-ordinator for Cymdeithas Tai Eryri housing association and for Dafydd Wigley, MP for Caernarfonshire. She has been involved with the social enterprise and community sector in Wales at all levels including voluntary roles, spearheading heritage, recycling and care projects, and contributing to Social Enterprise Strategies in Wales. Menna is passionate about the language, culture, environment and heritage in Wales, and is a Board member of Yr Urdd (National Youth Organisation of Wales), and Canolfan Iaith Nangwrtheyrn (Welsh Language Centre).

Karen Latimer OBE

Karen Latimer is a library buildings consultant and Chief Adviser to UK Designing Libraries. In parallel with her professional career she has over 40 years' experience in the architectural heritage sector in Northern Ireland and is currently on the Board of Hearth Historic Buildings Trust, The Boomhall Trust and the Irish Architectural Archive (Chair of the Collections Committee), and is Publications Editor for the Ulster Architectural Heritage Society.

Suzanne Snowden

Suzanne Snowden is a marketing and communications consultant with experience in a variety of communications, marketing and insights roles. As founder and Director at Message Consulting Limited, she helps clients with their messaging and thought leadership strategies, including the design and roll-out of complex international research campaigns. Previously Global Director of Thought Leadership at PwC, Suzanne led the firm's research, marketing and insights programme globally. She brings experience advising on brand positioning, thought leadership, communications and digital marketing.

Neal Shasore

Neal Shasore 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 widely on architectural culture in early twentieth century Britain. He is a member of Historic England's London Advisory Committee.

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 was formerly 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

Esther Robinson Wild 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 ten years as an Analyst in various City of London-based financial institutions. She is a former member of the Board of Directors of the Chartered Institute for Archaeologists (CIfA), and former co-lead of the London School of Architecture and the AHF's jointly delivered Part 4 course 'Working with 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.

Andy Westwood

Andy Westwood is a Professor of Public Policy, Government and Business and a director of the Productivity Institute at the University of Manchester. He is also a governor at NIESR and at the University of Wolverhampton and an advisory board member of the Bennett Institute at Cambridge University. He also works as an expert adviser to a range of organisations including the IMF, OECD, EU and to the Economic Affairs Committee in the House of Lords. Previously he worked as a special adviser to UK ministers on innovation, education and skills during the last Labour government.

Peter Williams

Peter Williams has spent over 30 years in a variety of both executive and non-executive positions in consumer-facing businesses spanning retail, leisure, media and consumer products. During his executive career, Peter was on the board of Selfridges for 13 years, initially as CFO and then as CEO, during its radical transformation to become the world's leading department store. Following Selfridges, he was the CEO of Alpha Airports Group plc, which operated duty free retailing and airline catering in 15 countries. Peter's extensive non-executive experience has included board positions at ASOS, boohoo, Rightmove, Superdry, Cineworld, Mister Spex, GCap Media, Capital Radio, U+I, Sophia Webster and Silverstone.

i. Executive

The organisation primarily comprises two teams: Programmes and Impact, and Investment. The AHF Programmes Team runs our advice service and grants programmes, evaluation and communications activities. 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 Director of Finance, the Director of Programmes and Deputy CEO, and Director of Investment.

j. The AHF's employees

Matthew Mckeague – CEO

Oliver Brodrick-Ward – Executive Assistant and Team Administrator

Finance Team

Fiona Hollands – Director of Finance

Bryony Demetriou - Finance Officer

Investment Team

Asha Karbhari – Director of Investment

Madeleine Blyth – Investment Manager

Andrew Hitches-Davies – Investment Manager

Emily Greenaway – Investment Officer

Leila Bougdah – Investment and Programmes Assistant

Programmes Team

Kelcey Wilson-Lee – Director of Programmes and Deputy CEO

Gavin Richards – Heritage Development Trusts Programme Manager

Laura Williams – Development Manager (England)

Josephine Brown - Programme Officer (South West England)

Louise Stewart – Programme Officer (London and East England)

Mandy Hall – Programme Officer (Midlands)

Annoushka Deighton – Programme Officer (North)

Gordon Barr – Development Manager (Scotland)

Jo Robertson – Support Officer (Scotland)

Adam Hitchings – Development Manager (Wales)

Rita Harkin – Development Manager (Northern Ireland)

Leah O'Neil – Support Officer (Northern Ireland)

Tia Jackson – Communications Officer

Deepa Naik – Evaluation and Data 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

Investment Manager

- Rathbone Greenbank Investments, 30 Gresham Street, London, EC2V 7QN

9 Benefactors and Friends

The AHF enjoys the support of a steadfast group of major institutional funders, as well as a growing number of like-minded individuals who support our core work as Friends of the AHF. 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 2023-24 of the following.

Benefactors (£20,000 or more per annum)

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

Friends (£120 or more per annum)

- Adebayo Alao
- Simon Back
- Andrew Dunbar-Nasmith
- Glenarm Building Preservation Trust
- Michael Hoare
- Roy Hodson
- Fiona Hollands
- Asha Karbhari
- Karen Latimer
- Matthew McKeague
- I Robinson
- Suzanne Snowden
- Les Sole
- P Tomlinson
- Myra Vasdekys
- Nigel Waring
- Kelcey Wilson-Lee

Pro bono support

- Corporate Edge Limited – which contributed £1,404 of pro bono support, in connection with database development work.

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:

Ros Kerslake
Chair

02 October 2024

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 2024 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 2024 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 48, 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.

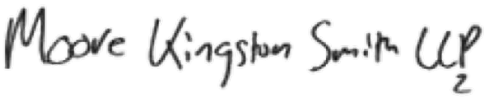
- We inquired of management and those charged with governance as to any known instances of non-compliance or suspected non-compliance with laws and regulations.

- 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 17 October 2024

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 2024
(incorporating the income and expenditure account)

	Note	Endowment fund £	Restricted fund £	Unrestricted fund £	2024 total £	2023 total £
Income from:						
Donations and legacies						
Donations and legacies from individuals and corporations	3	-	-	4,276	4,276	71,666
Government grants	4	-	4,963,408	-	4,963,408	3,088,512
Other grants	5	-	222,500	-	222,500	213,668
		-	5,185,908	4,276	5,190,184	3,373,846
Charitable activities		-	-	135,842	135,842	27,854
		-	-	135,842	135,842	27,854
Investments						
Bank Interest/Dividends receivable		-	-	295,098	295,098	144,230
Interest receivable - on loans disbursed		-	-	576,623	576,623	592,999
		-	-	871,721	871,721	737,229
Total income		**-**	**5,185,908**	**1,011,839**	**6,197,747**	**4,138,929**
Expenditure on:						
Raising funds						
Generating voluntary income	7	-	-	23,356	23,356	5,820
Investment management - financial	7	-	-	53,641	53,641	34,172
		-	-	76,997	76,997	39,992
Charitable activities						
Loan and grant						
Repayment of loan previously provided for	6	(28,037)	-	-	(28,037)	-
(Decrease)/Increase in the loan bad debt provision	6	(148,637)	6,755	(98,839)	(240,721)	245,054
Other loan-related activities		-	131,937	181,635	313,572	366,098
Grant making		-	4,688,183	224,514	4,912,697	3,155,092
		(176,674)	4,826,875	307,310	4,957,511	3,766,244
Development and advocacy						
Capacity building		-	130,225	272,392	402,617	277,100
Impact reporting, evaluation and communications		-	80,866	99,372	180,238	117,237
Research		-	-	-	-	11,313
Contribution to the Heritage Trust Network		-	-	5,000	5,000	5,000
		-	211,091	376,764	587,855	410,650
Total expenditure on charitable activities		(176,674)	5,037,966	684,074	5,545,366	4,176,894
Total expenditure before gains/losses on investments	7	**(176,674)**	**5,037,966**	**761,071**	**5,622,363**	**4,216,886**
Net gains/(losses) on investments	13	8,456	33,828	125,527	167,811	(217,391)
Net income/(expenditure)		185,130	181,770	376,295	743,195	(295,348)
Transfers between funds	20	-	-	-	-	-
Net movement in funds	20	185,130	181,770	376,295	743,195	(295,348)
Reconciliation of funds						
Balances at 1 April 2023		9,359,490	5,796,789	2,169,554	17,325,833	17,621,181
Balances at 31 March 2024	20	**9,544,620**	**5,978,559**	**2,545,849**	**18,069,028**	**17,325,833**

All amounts relate to continuing activities.
All recognised gains and losses are included in the Statement of Financial Activities.

The notes on pages 56 to 69 form part of these financial statements.

The Architectural Heritage Fund
Balance Sheet as at 31 March 2024

		2024		2023 as reclasssified	
		£	£	£	£
Fixed assets					
Investments	13		3,144,955		3,093,716
Tangible assets	14		1,869		6,379
Intangible assets	15		34,620		14,400
Programme related investments:					
Loans disbursed for preservation projects	16		9,106,474		9,540,707
Total fixed assets			12,287,918		12,655,202
Current assets					
Debtors:					
Loan interest receivable		367,929		231,295	
Government grants receivable		2,673,429		988,585	
Other accrued income and prepayments		66,509		73,687	
		3,107,867		1,293,567	
Current asset investments	13	3,000,000		3,297,410	
Cash at bank and in hand		5,000,049		5,256,826	
		11,107,916		9,847,803	
Creditors: amounts falling due within one year	17	(5,326,806)		(5,172,172)	
Net current assets			5,781,110		4,675,631
Provision	18		-		(5,000)
Net assets			18,069,028		17,325,833
Funds	19, 20				
Endowment fund			9,544,620		9,359,490
Restricted fund			5,978,559		5,796,789
Unrestricted funds					
Designated lending fund		1,899,849		1,537,581	
General fund		646,000		631,973	
			2,545,849		2,169,554
Total funds			18,069,028		17,325,833

The notes on pages 56 to 69 form part of these financial statements.

The financial statements were approved by the Board and authorised for issue on 2nd October 2024, and signed on their behalf by:

Ros Kerslake
Chair

Date 02 October 2024

Roy Hodson
Chair of the Audit & Risk Committee

Date 02 October 2024

The Architectural Heritage Fund
Statement of Cash Flows for the year ended 31 March 2024

	Note	2024	2023 as reclassified
		£	£
Net cash used in operating activities	21	**(1,517,400)**	**(2,598,226)**
Cash flows from investing activities:			
Interest from investments		871,721	737,229
Purchases of fixed asset investments	13	(549,360)	(1,436,449)
Proceeds from fixed asset investment disposals	13	529,261	573,473
Purchases of current asset investments		(29,658,714)	(3,289,676)
Proceeds from current asset investment disposals		30,071,852	-
Purchases of fixed assets		-	(2,803)
Purchases of intangible assets		(25,080)	(14,400)
Net investment in long term cash deposits held in the investment portfolio		-	900,000
Net cash provided by investing activities		**1,239,680**	**(2,532,626)**
Increase/(decrease) in cash and cash equivalents in the year		**(277,720)**	**(5,130,852)**
Cash and cash equivalents at the beginning of the year		5,348,874	10,479,726
Total cash and cash equivalents at the end of the year		**5,071,154**	**5,348,874**

Analysis of cash and cash equivalents

	2024	2023
	£	£
Cash at bank and in hand	5,000,049	5,256,826
Cash held in investment portfolio	71,105	92,048
Total cash and cash equivalents	**5,071,154**	**5,348,874**

Analysis of changes in net debt

	As at 1 April 2023	Cash flows	As at 31 March 2024
	£	£	£
Cash at bank and in hand	5,256,826	(256,777)	5,000,049
Cash held in investment portfolio	92,048	(20,943)	71,105
Total	**5,348,874**	**(277,720)**	**5,071,154**

The notes on pages 56 to 69 form part of these financial statements.

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 heightened interest rates, inflation and energy costs, all of which will affect the organisations we support.

Despite a slightly more positive macro-economic picture, there are still numerous post-Covid, cost of living and inflation related challenges facing many projects; although these have arguably stabilized as new normal. Close monitoring of lending clients and increased engagement with high risk projects continuing and bad debt provisioning continues to be made where required. 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.

Where goods and services that would normally be purchased from suppliers are provided to the Charity as a donation, this donation is included in the financial statements as an estimate based on the value of the contribution to the Charity.

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.

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
Based on the latest detailed portfolio analysis, the total capital bad debt provision required is estimated at 21.5% (2023: 18%) for Heritage Impact Fund loans; the capital bad debt provision for the Charity's Endowment Fund loans is estimated at 6 % (2023: 9%).

Bad debt expense incurred on the capital and interest element of Heritage Impact Fund loans is taken against each charitable fund, consistent with each funds' contribution to this lending fund. Capital bad debt expense incurred on endowment fund loans is taken against the applicable country endowment fund.

Where there is a change in the interest bad debt on endowment loan interest receivable for the year, the impact on the unrestricted fund is limited to 5% of unprovided for loan interest outstanding at the balance sheet date. Any remaining expense is taken against the endowment fund, consistent with each funders' contribution to the 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.

Expenditure
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 include costs incurred in seeking voluntary contributions. 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.

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.

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 tangible fixed assets on a straight line basis over their estimated useful lives as follows:

Computer equipment	3 years

Intangible fixed assets
Intangible fixed assets are capitalised when expenditure is more than £2,000. They are initially capitalised at cost and subsequently measured at cost less amortisation. Amortisation is provided at rates calculated to write off the cost, less estimated residual value, of all intangible fixed assets on a straight line basis over their estimated useful lives as follows:

Database Development	5 years

Programme related investments
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 and assessment of the portfolio.

Current asset investments
Current asset investments are financial assets that are expected to be realised within 12 months of the reporting date. These investments primarily include short-term treasury deposits that are held for cash management purposes. Current asset investments are measured at fair value.

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.

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 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.

Donated goods and services are based on an estimate of the value of the contribution to the Charity as per the accounting policy above. During the year, the Charity received pro bono professional services from Corporate Edge Limited, in connection with some database development. These services were valued at £1,404 and the income is included in £4,276 *Donations and legacies from individuals and corporations* on the SOFA. In the previous year, the Charity received pro bono legal services from Shearman & Sterling (London) LLP in connection with a potential loan facility for the HIF. These services were valued at £69,623 and the income is included in £71,666 *Donations and legacies from individuals and corporations* for the prior year.

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 current economic environment and constrained public funding situation both continue 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 capital bad debt provision (excluding restricted activities in relation to the Heritage Impact Fund) has reduced slightly, to 4.1% (2023: 6.0%). We continue to closely monitor the client portfolio, particularly projects facing increased risks. See note 6 for details of the impairment provision made.

4 Analysis of government grants receivable	Endowment fund	Restricted funds	2024 total	2023 total
	£	£	£	£
National Lottery Heritage Fund: Heritage Development Trusts	-	2,681,102	2,681,102	-
Historic England : Transforming Places Through Heritage 2	-	508,000	508,000	-
DCMS : Transforming Places Through Heritage	-	-	-	1,978,010
Historic England: HACO	-	383,745	383,745	33,394
National Lottery Heritage Fund: Replan	-	15,627	15,627	42,158
Historic Environment Scotland	-	464,000	464,000	464,000
Cadw (Welsh Historic Environment service)	-	600,000	600,000	350,000
Cadw: HIF	-	100,000	100,000	-
Dept for Communiities Northern Ireland: Village Catalyst	-	130,934	130,934	-
Dept for Communities Northern Ireland	-	30,000	30,000	220,950
West Midlands Combined Authority WMCA	-	50,000	50,000	-
	-	4,963,408	4,963,408	3,088,512

5 Other grant income	Endowment fund	Restricted funds	2024 total	2023 total
	£	£	£	£
William Grant Foundation	-	110,000	110,000	107,000
Garfield Weston	-	50,000	50,000	58,336
The Pilgrim Trust	-	62,500	62,500	48,332
	-	222,500	222,500	213,668

6 Losses on loans and adjustments to the bad debt provision

	Endowment fund	Restricted funds	Unrestricted funds	2024 total
	£	£	£	£
Repayment of loans previously provided for	(28,037)	-	-	(28,037)
	(28,037)	-	-	(28,037)
Increase/(decrease) in the loan bad debt provision:				
Loan capital specific				-
Loan capital general	(149,334)	(301)	(30)	(149,665)
Loan interest specific	576	5,829	576	6,981
Loan interest general	121	1,227	(99,385)	(98,037)
	(148,637)	6,755	(98,839)	(240,721)

	Endowment fund	Restricted fund	Unrestricted funds	2023 total
	£	£	£	£
Repayment of loans previously provided for	-	-	-	-
Increase/(decrease) in the loan bad debt provision:				
Loan capital specific	(89,481)	500,139	89,758	500,416
Loan capital general	(65,682)	(180,480)	(66,713)	(312,875)
Loan interest specific	6,363	51,643	19,089	77,095
Loan interest general	(1,616)	(13,117)	(4,849)	(19,582)
	(150,416)	358,185	37,285	245,054

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 a general bad debt provision of 6.5% was considered appropriate. The latest portfolio analysis indicates that a general bad debt provision of 4.1% (2023: 6.0%) is appropriate against endowment loan balances not specifically provided for in 2023/24.

Loans disbursed and loan interest receivable are stated after provisions for impairment amounting to £1,175,998 (2023: £1,490,25).

7 Analysis of total resources expended

	Staff costs (Note 10)	Grants (Note 8)	Direct costs	Publication costs	Heritage Trust Network	Support costs: Premises costs	Support costs: Depreciation	Support costs: Other costs	2024 Total	2023 Total
	£	£	£	£	£	£	£	£	£	£
Resources expended										
Costs of generating funds (unrestricted)	6,690	-	-	-	-	1,171	351	15,144	23,356	39,992
Loan-related activities	237,978	-	25,330	-	-	5,755	1,729	(225,978)	44,814	611,152
Grant making	402,018	4,223,418	194,698	-	-	11,509	3,458	77,596	4,912,697	3,155,092
Capacity building	245,602	-	71,810	-	-	10,071	3,025	72,110	402,617	277,100
Impact reporting, evaluation and communications	122,685	-	5,880	3,570	-	1,439	432	46,232	180,238	117,237
Research	-	-	-	-	-	-	-	-	-	11,313
Net contribution to the Heritage Trust Network	-	-	-	-	5,000	-	-	-	5,000	5,000
Investment management	11,350	-	-	-	-	1,248	375	41,043	53,641	-
2024 total	**1,026,323**	**4,223,418**	**297,717**	**3,570**	**5,000**	**31,193**	**9,370**	**26,147**	**5,622,363**	**4,216,886**
2023 total	**999,042**	**2,144,155**	**496,693**	**4,818**	**5,000**	**33,484**	**3,576**	**530,118**	**4,216,886**	

Loan-related activities include a net decrease of £240,721 (2023: £245,054 increase) in the provision for bad debts, as detailed in Note 6.

Other support costs include:

	2024	2023
	£	£
General office and administration	22,776	21,815
Accommodation, travel & subsistence	41,931	24,795
Regional support initiative	35,256	34,240
Consultancy	18,117	27,078
IT costs	44,392	37,795
Investment management fees (external)	37,957	27,966
Other costs	49,933	93,608
Governance costs	16,506	17,767
	266,868	285,064
(Decrease) / Increase in the provision for bad debts	(240,721)	245,054
	26,147	530,118

Expenditure on charitable activities was £5,545,366 (2023: £4,176,894) of which £(176,674) (2023: £(150,416)) was attributable to endowment funds, £5,037,966 (2023: £3,623,402) to restricted funds and £684,074 (2023: £703,908) to unrestricted funds.

8 Grants

	Offered £	Withdrawn £	2024 Net charge £	2023 Net charge £
Project grants:				
UK				
Heritage Development Trusts (NLHF)				
Revenue grants	2,340,673	-	2,340,673	-
Project viability	15,000	-	15,000	-
England				
Transforming Places through Heritage 2 (Historic England)				
Project development	500,000	-	500,000	-
Transforming Places through Heritage (DCMS)				
Project viability	61,190	(13,077)	48,113	96,379
Project development	64,481	(138,625)	(74,144)	1,023,042
Crowdfunding challenge	-	(44,213)	(44,213)	44,672
Emergency support grants	-	-	-	(10,277)
Growing Community Enterprise through Heritage (DCMS)				
Project viability	-	-	-	16,362
Historic Assets into Community Ownership (Historic England)				
Project viability	296,774	(80)	296,694	(27)
Project development	-	(1,694)	(1,694)	(6)
Cultural Recovery Fund				
Recovery grants	-	-	-	(49)
Scotland				
Main Scotland (HES)				
Project viability	129,372	(16,681)	112,691	98,163
Project development	225,583	(14,099)	211,484	207,439
William Grant Foundation				
Project viability	56,142	(3,922)	52,220	37,215
Project development	40,000	-	40,000	62,637
Wales				
Project viability	75,230	(11,100)	64,130	46,469
Project development	405,891	-	405,891	137,532
Capital works	80,000	(30,021)	49,979	150,000
Northern Ireland				
Project viability	12,612	-	12,612	12,716
Project development	67,388	-	67,388	25,095
Village Catalyst				
Project viability	40,000	(18,406)	21,594	48,460
Project development	60,000	-	60,000	120,000
West Midland Combined Authority				
Project viability	13,500	-	13,500	-
Project development	31,500	-	31,500	-
Total project grants	4,515,336	(291,918)	4,223,418	2,115,822
Grants to sector partners:				
HTN	-	-	-	28,333
Total	4,515,336	(291,918)	4,223,418	**2,144,155**

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Number of grants:	2024	2023
Project viability	85	53
Project development	69	74
Transformational project and capital	-	4
Heritage Development Trust Revenue grants	12	-
Other	3	4
	169	135

Restricted grant making expenditure of £4,688,183 (2023: £2,984,054) in the Statement of Financial Activities also includes Support Officer costs and grant related overheads.

9 Net movement in funds

	2024 £	2023 £
Net movement in funds is arrived at after charging:		
Auditors' remuneration - current year audit	24,144	22,000
Auditors' remuneration - prior year audit	1,880	1,275
Auditors' remuneration– non-audit services	12,527	8,148
Operating lease charges - land and buildings	26,910	25,010
Operating lease charges- office equipment	1,079	3,184

10 Employees

	2024 number	2023 number
Average monthly number of employees during the year	20	21
The number of employees whose remuneration exceeded £60,000 was:		
£60,000-£69,999	2	1
£70,000-£79,999	1	1
£80,000-£89,999	-	1
£90,000-£99,999	1	-

Key management comprises the trustees, the chief executive and the senior management team. Total key management personnel remuneration was £376,437 (2023: £349,168).

Staff costs comprise:	2024 £	2023 £
Salaries	851,879	822,139
Social security costs	87,515	87,322
Pension contributions	66,657	64,164
Other staff costs	20,272	25,417
	1,026,323	999,042

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 2024 £nil pension contributions were outstanding (2023: £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: Ros Kerslake, Audrey Carlin, Gregory Pickup, Karen Latimer and Esther Robinson-Wild

During the year, 8 Members (2023 - 9) of the Board incurred expenses for travel, accommodation and subsistence amounting to £4,405 (2023: £3,610); none received any remuneration from the AHF.

12 Commitments

Loan commitments The AHF had the following loan commitments at the year end:	2024 £	2023 £
Contracted but not yet fully disbursed	759,179	839,179
Offered but not yet contracted	590,000	2,425,750
Total Commitments	1,349,179	3,264,929

12 Commitments (continued)

Operating leases

At 31 March 2024 the total of the AHF's future minimum lease payments under non-cancellable operating leases was:

	2024	2023
Amounts payable:	£	£
Amounts due within one year	26,910	28,134
Amounts due between two and five years	16,072	44,546
	42,982	72,680

In the year ended 31 March 2021 the charity entered into a sublease agreement to rent out office space in relation to its lease at 15 Whitehall, London. The lease ended on 18 June 2023 and there were no amounts receivable at 31 March 2024.

13 Fixed and current asset investments

Fixed asset investments	2024	2023 Reclasified
	£	£
Listed investments		
Market Value at 1 April 2023	3,001,668	2,363,817
Additions	549,360	1,436,449
Disposal proceeds	(529,261)	(573,473)
Unrealised gains/(losses)	55,375	(266,218)
Realised gains/(losses)	(3,292)	41,093
Market Value at 31 March 2024	3,073,850	3,001,668
Historical cost of investments at 31 March 2024	3,090,305	3,060,410
Analysis of investments		
Listed equities	2,623,100	2,560,718
UK investment grade bonds	450,750	440,950
	3,073,850	3,001,668
Cash held in the investment portfolio	71,105	92,048
Market Value of investments at 31 March 2024	3,144,955	3,093,716

Reconciliation of net (losses)/gains in the Statement of Financial Activities	2024	2023
	£	£
Unrealised (losses)/gains on fixed asset investments	55,375	(266,218)
Realised (losses)/gains on fixed asset investments	(3,292)	41,093
Unrealised (losses)/gains on current asset investments	12,284	7,733
Realised (losses)/gains on current asset investments	103,444	-
Net gains/(losses) as per Statement of Financial Activities	167,811	(217,392)

Significant investment holdings based on market value at 31 March 2024 were:

	Market Value (£)	Cost (£)
RATHBONE UNIT TRUST MGMT High Quality Bond S Dist	450,750	501,322

Market risks

The AHF's exposure to market risks is in line with its investment objective of achieving a real return target of CPI + 2% and improving the long term returns of the assets when compared to cash. To achieve this aim, the AHF maintains a diversified portfolio invested across asset classes.

Current asset investments	2024	2023 Reclassified
	£	£
Analysis of investments		
Treasury bills	3,000,000	3,297,410
	3,000,000	3,297,410

14 Other tangible assets

	Computer equipment £
Cost	
At April 2023	18,549
Additions	-
Disposals	-
At 31 March 2024	18,549
Depreciation	
At April 2023	12,170
Charge	4,510
Disposals	-
At 31 March 2024	16,680
Net book value	
At April 2023	6,379
At 31 March 2024	1,869

15 Intangible assets

	Database £
Cost	
At April 2023	14,400
Additions	25,080
Disposals	-
At 31 March 2024	39,480
Amortisation	
At April 2023	-
Charge	4,860
Disposals	-
At 31 March 2024	4,860
Net book value	
At April 2023	14,400
At 31 March 2024	34,620

During the year, database development costs were incurred, to enhance forecasting capabilities and complete the development of a single application interface.

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16 Loans disbursed for preservation projects

	2024 £	2023 £
Loan capital	10,179,031	10,836,460
Loan capital bad debt provision	(1,072,557)	(1,295,753)
	9,106,474	9,540,707

Programme related investments are stated net of provisions of £1,072,557 (2023: £1,295,753) and include £7,544,808 in loans outstanding which are due for repayment after more than one year (2023: £6,468,760). AHF Endowment loan capital outstanding is £7,199,574 (2023: £7,275,660) against which there is a £431,974 (2023: £654,809) bad debt provision. Heritage Impact Fund loan capital outstanding is £2,979,457 (2023: £3,560,800) against which there is a £640,583 (2023: £640,944) bad debt provision.

17 Creditors

	2024 £	2023 £
Outstanding non-refundable grant offers	2,153,963	2,551,087
William Grant Foundation - grant programme deferred income	-	110,000
HDT Grant offers	1,985,673	-
Transformational Project capital grant offers (TPTH)	835,196	2,138,586
Wales and NI capital works grants	176,620	247,195
Trade creditors	45,422	37,616
Tax and social security	37,619	23,048
Accruals	92,313	64,640
	5,326,806	5,172,172
Deferred income		
Deferred income as at 1 April 2023	110,000	63,660
Amount added		110,000
Income released in the year	(110,000)	(63,660)
Deferred income as at 31 March 2024	-	110,000

18 Provision

	2024 £	2023 £
Provision		
Balance as at 1 April 2023	-	5,000
Balance as at 31 March 2024	-	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 ended in June 2023.

19 Analysis of net assets by fund

	Endowment Funds £	Restricted Funds £	Unrestricted Funds £	Total Funds 2024 £
Fund balances at 31 March 2024 represented by:				
Fixed assets - programme related investments	7,226,600	1,571,874	308,000	9,106,474
Fixed assets - investments	718,020	1,723,100	703,835	3,144,955
Fixed assets - computer equipment	-	-	1,869	1,869
Fixed assets - database	-	-	34,620	34,620
Current assets	1,600,000	7,835,037	1,672,879	11,107,916
Current liabilities	-	(5,151,452)	(175,354)	(5,326,806)
Total net assets	9,544,620	5,978,559	2,545,849	18,069,028

	Endowment Funds £	Restricted Funds £	Unrestricted Funds £	Total Funds Reclassified 2023 £
Fund balances at 31 March 2023 represented by:				
Fixed assets - programme related investments	7,078,851	2,153,856	308,000	9,540,707
Fixed assets - investments	512,144	2,140,622	440,950	3,093,716
Fixed assets - computer equipment	-	-	6,379	6,379
Fixed assets - database	-	-	14,400	14,400
Current assets	1,768,495	6,549,179	1,530,129	9,847,803
Current liabilities	-	(5,046,868)	(125,304)	(5,172,172)
Provision	-	-	(5,000)	(5,000)
Total net assets	9,359,490	5,796,789	2,169,554	17,325,833

20 Analysis of funds

	Unrestricted funds				
	Designated lending fund £	General fund £	Restricted funds £	Endowment fund £	Total £
Balance at 1 April 2023	1,537,581	631,973	5,796,789	9,359,490	17,325,833
Net movement of funds for the year:					
Loan bad debt write-offs, write-backs and provisions	-	98,839	(6,755)	176,674	268,758
Surplus/(deficit) for the year	-	151,929	154,697	-	306,626
Gains/(losses) on investments	-	125,527	33,828	8,456	167,811
Transfers between funds	362,268	(362,268)	-	-	-
Balance at 31 March 2024	1,899,849	646,000	5,978,559	9,544,620	18,069,028

Transfers between funds

The free reserves are set at a level sufficient to withstand any short-term financial risks, in order to safeguard our operations. Based on this value, £362,268 (2023: £34,737) was transferred from the General fund to the Designated lending fund. There was no transfer to reallocate withdrawn grant offers this year (2023: £33 transferred from the General fund to the Endowment fund).

20 Analysis of funds (continued)

Endowment fund

Source	Geographical area	2024 £
Restricted for lending in geographical areas		
Historic England		5,230,078
The Department for Digital, Culture, Media & Sport (DCMS)		435,000
	England	5,665,078
Historic Environment Scotland	Scotland	2,872,675
Cadw: Welsh Historic Environment service	Wales	450,593
Not geographically restricted		
UK Government	UK-wide	556,274
		9,544,620

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

	England	Scotland	Wales	UK-wide	Total
	£	£	£	£	£
Balance at 1 April 2023	5,571,821	2,797,489	443,126	547,054	9,359,490
Repayment of loan previously provided for	-	28,037	-	-	28,037
Loan capital bad debt provisions - general	88,920	44,621	7,067	8,726	149,334
Loan interest bad debt provisions - specific	(576)	-	-	-	(576)
Loan interest bad debt provisions - general	(121)	-	-	-	(121)
(Losses)/Gains on investment	5,034	2,527	400	494	8,456
Balance at 31 March 2024	5,665,078	2,872,675	450,593	556,274	9,544,620

Restricted funds	Balance at 1st April 2023	Income	Expenditure	Gains/(losses)	Balance at 31st March 2024
	£	£	£	£	£
Grants in support of core initiatives:					
Historic England: Transforming Places Through Heritage 2	-	508,000	(508,000)	-	-
DCMS: Transforming Places Through Heritage	48,577	-	29400	-	77,977
Historic England: HACO	33,443	383,745	(417,188)	-	-
Historic Environment Scotland	-	464,000	(464,000)	-	-
Cadw: Welsh Historic Environment Service	-	600,000	(600,000)	-	-
Dept for Communities Northern Ireland (NI)	-	30,000	(30,000)	-	-
Dept for Communities NI Village Catalyst	3,990	130,934	(92,474)	-	42,450
Dept for Communities NI: Heritage Impact Fund	871,070	-	(1,269)	-	869,801
Historic England: Heritage Impact Fund	128,479	-	(1,468)	-	127,011
Historic Environment Scotland: Heritage Impact Fund	421,055	-	(572)	-	420,483
Cadw: Heritage Impact Fund	302,614	100,000	(441)	-	402,173
National Lottery Heritage Fund: Heritage Impact Fund	2,062,984	15,627	(18,632)	-	2,059,979
DCMS GCETH	-	-	-	-	-
Garfield Weston	2,260	50,000	(50,000)	-	2,260
The Pilgrim Trust	-	62,500	(50,000)	-	12,500
West Midlands Combined Authority	-	50,000	(50,000)	-	-
National Lottery Heritage Fund - HDT Programme	-	2,681,102	(2,681,102)	-	-
William Grant Foundation - Tailored Support Fund	147	110,000	(102,220)	-	7,927
Reclassified England lending funds	961,085	-	-	16,914	977,999
Reclassified Scotland lending funds	961,085	-	-	16,914	977,999
Restricted funds total	5,796,789	5,185,908	(5,037,966)	33,828	5,978,559

Purpose of Restricted Funds

Grants in support of core initiatives fall into the following categories: the AHF's Project Viability Grants, Project Development Grants, the Heritage Impact Fund, 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. 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 supports 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 2024 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 ran until March 2023. The programme focused 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. In 2023-24, Historic England awarded an additional £508,000 to the AHF to support more Project Development Grants for projects within the Transforming Places through Heritage programme. These appear within the account as 'Historic England: Transforming Places through Heritage 2'.

The AHF's grant programmes offer advice and guidance alongside and sometimes in lieu of grant funding, across England, Scotland, Wales and Northern Ireland. This support 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. Programmes in each of the four nations are led by a Development Manager, with Support Officers working under the Manager in England and Scotland.

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 £100,000 in grants per annum since, with overhead support (10% in 23/24).

During 2023/24, the West Midlands Combined Authority partnered with the AHF on a pilot programme to support advice and Project Viability and Project Development Grants to early-stage projects within the WMCA region.

The National Lottery Heritage Fund is supporting a UK-wide expansion programme in support of Heritage Development Trusts (HDTs) during the 2023-26 period. This programme includes revenue grants of up to £70,000 per annum for 12 new HDTs located in each country of the UK, as well as an activity programme, consultancy support, and early-stage grants (Project Viability and Project Development) to support the HDTs in their development over the three-year programme. The programme also supports a Programme Manager, a 0.2 FTE Support Officer, a 0.4 FTE Evaluation and Data Officer, consultancy budget for Communications and Evaluation, and an overhead contribution.

21	**Net cash used in operating activities**	**2024**	**2023**
		£	**£**
	Net income/(expenditure) for the year	743,195	(295,348)
	Adjustments for:		
	Depreciation and amortisation	9,370	3,574
	Net (gains)/losses on investments	(167,811)	217,391
	Interest and dividends from investments	(871,721)	(737,229)
	(Increase)/decrease in debtors	(1,380,067)	904,637
	Increase/(decrease) in creditors	154,634	(2,691,251)
	(Decrease)/increase in provisions	(5,000)	-
	Net cash used in operating activities	(1,517,400)	(2,598,226)

22 Prior year reclassification

During the year, the balance sheet has been restated, and Treasury bills previously shown as Fixed asset investments have been reclassified as Current asset investments, as this classification better reflects the terms of these short term deposits.

There is no change in the prior year financial result as a result of the reclassification, which in financial terms, is set out in the table below.

	2023 As previously stated	Prior year reclassification	2023 As reclassified
	£	£	£
Fixed assets			
Fixed asset investments	6,391,126	(3,297,410)	3,093,716
Current assets			
Current asset investments	-	3,297,410	3,297,410
Net current assets	1,378,221	3,297,410	4,675,631

The Architectural Heritage Fund
ahfund.org.uk
Tel: 020 7925 0199
Email: ahf@ahfund.org.uk

The Architectural Heritage Fund
Company Number:1150304
Charity Number: 266780
Scottish Charity Number: SC043840
Financial Services Register number: 707421

THE ARCHITECTURAL HERITAGE FUND

England & Wales - Charity number 266780

Accounts

AHF Transforming Heritage

Trustees' Annual Report and Accounts

Year ended 31st March 2023

The Architectural Heritage Fund

Company Number:1150304
Charity Number: 266780
Scottish Charity Number: SC043840

Annual Report and Accounts 2022/23

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

2 Chair's introduction

I am delighted to be introducing my first Annual Review as Chair of the AHF. It has been a hugely interesting first year in the role and one in which I have been able to properly appreciate the extent of the AHF's work across the UK.

It has been incredibly useful meeting key partners and stakeholders and also making visits to some of the projects we have supported. A trip to Scotland over the summer included a visit to a number of hugely impressive projects, including Above Adventure in Kilmarnock. This project, supported by the AHF with all three core elements of its support – grants, loans and advice – has seen the rescue of Grange Free Church from dereliction and turn it into a popular, accessible climbing hub. This is very much an AHF project through and through: working within a deprived community to help bring forward an ambitious social enterprise led project for a redundant historic building. The creation of this new asset is also helping efforts to bring more footfall into the town centre and which demonstrates the wider impact projects like this can have.

It's also been a pleasure to meet so many of our stakeholders and partners. Our partners are critical supporters and funders of our work and we continue to benefit from hugely important relationships across the heritage and social investment sectors. I would like to thank all our funders for their new and ongoing investments over the course of the year, including the Department for Digital, Culture, Media and Sport, and the statutory agencies across the UK, the Department for Communities Northern Ireland, Historic England, Historic Environment Scotland and Cadw. We're also immensely grateful for the ongoing support from foundation and trust supporters, including the Garfield Weston Foundation, Pilgrim Trust and William Grant Foundation.

I have been an admirer of the AHF for many years, but in the last year I have really understood the crucial role that it plays and the opportunities that exist for it to contribute yet more widely. Matthew and the team at the AHF do an amazing job supporting communities around the UK to realise their ambitions and I have been incredibly impressed by the quality of the work they deliver.

I want to say a thank you to my fellow trustees who have all made me feel immensely welcome. We were sad to see Carole Anne-Davies retire from the Board during the year, but we have been lucky to replace her with such an experienced new trustee for Wales in Menna Jones. I look forward to working with Menna and the entire Board as we implement our new Strategy during the next year.

Ros Kerslake CBE

Chair

3 Chief Executive's highlights from the year

One of the big pieces of work we undertook this year was the interim evaluation of our 2020-23 strategy. This was a very positive piece of independent research for the organisation, with the AHF scoring highly across a range of metrics from our grant recipients and loan clients. One of those metrics was a rating of the support they had received from the AHF, on a scale of 0 to 100, with the average score coming out at **92/100.** We see this as a strong endorsement not only for the work we do, but also of how we do it, and this underlines why we are signatories of the Institute of Voluntary Action Research's 'Flexible Funder' commitments that aim to keep funders committed to 'open and trusting' funding practices.

The evaluation also highlighted areas of work where we need to develop our approach. This includes more intelligence-led targeting of areas and communities that have not, for whatever reason, benefitted from previous AHF investment. We have also undertaken work to re-develop our grant and loan assessment criteria to ensure decision-making better reflects considerations of Equality, Diversity and Inclusion, and this was launched in time for our new funding awards, from April 2023 onwards. We also continue to work with partners to look at ways we can support the capacity of less well-resourced organisations to bring forward applications, particularly at the early stage.

Our £15.4m high streets programme, Transforming Places through Heritage, closed in March 2023. Despite the difficulties of delivering a programme like this during a pandemic, the evaluation of the programme has been very encouraging. The initiative – which awarded 338 grants to 239 organisations focused on high street heritage-led regeneration – was found to have delivered significant value in town centres where the market is not working and where investment in social and community enterprise-led projects can make a real difference. We continue to make the case to government and other funders that this type of investment is both still very much needed across the UK and also delivers clear heritage, community and regeneration impacts.

That need for ongoing investment is one of the reasons we were so delighted to receive news of a new £5m grant from the National Lottery Heritage Fund to award to a further cohort of Heritage Development Trusts. The Heritage Development Trust pilot formed part of our Transforming Places through Heritage Programme and included investment in seven organisations across England. These organisations are all actively involved in developing portfolios of heritage assets within town centre and high street locations, filling gaps that are often left by the private and public sectors. We are very grateful to the Heritage Fund for this award and look forward to expanding the programme to Scotland, Wales and Northern Ireland during the next year.

Our new Strategy for 2023-28 sets out our ambitions to increase funding and support to charities and social enterprises to deliver across a range of priorities – from place-making to improving the energy efficiency of historic buildings. And despite all the challenges the UK currently faces, we remain optimistic about the role heritage-led regeneration can continue to play in communities across the UK.

Matthew Mckeague

CEO

4 Our objectives

1. 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.

Objective 1: Generate and distribute increased levels of investment and funding to support the sustainable reuse of historic buildings.

Fig 1.

KPI	Result
Grant programme spend targets met	Met.
Fully commit HIF and endowment funds	Partial achievement. Both funds were near to full commitment at year end: (Endowment: 816k unallocated. HIF: 442k unallocated).
Fundraising strategy targets achieved	Partial achievement. New £5m HDT programme and new England grant funding agreed. New loan finance was delayed by BoE rate rises.

During the past year, the AHF made 17 loan offers (including extensions) totalling £4,251,218. We also awarded 133 project grant offers totalling £2,435,172, and two sector partner grants totalling £28,333.

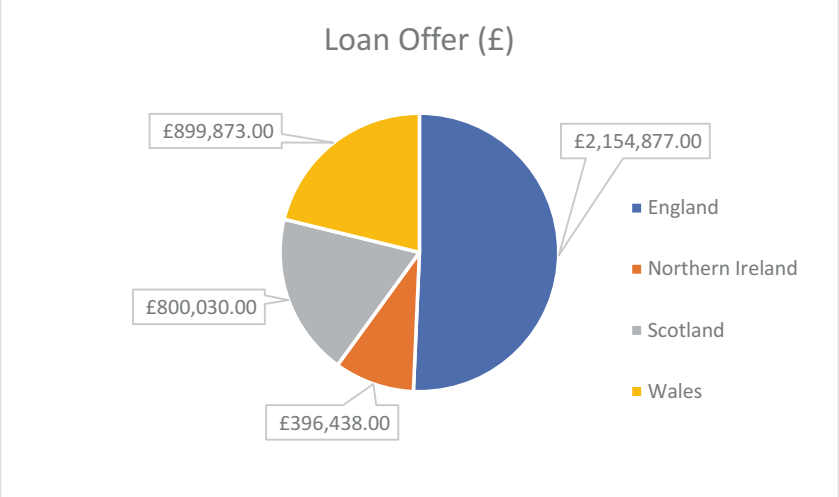
A total of 53 grant offers were made in England under the Transforming Places through Heritage Programme during its final year of delivery. In total we have awarded £13,893,006 under this programme since 2019, to more than 239 projects. There is still strong demand for town centre and high street focused investments, and this is a fundraising priority we are taking forward into our new strategy for 2023-28.

Fig 2. Loan offers (including extensions) 22/23

Organisations	Buildings	Loan Offer (£)
England		
Bourne Town Hall Trust	Bourne Town Hall	£ 30,000.00
House of Illustration (extension)	New River Head	£ 1,004,624.00
Harwich Electric Palace Trust (extension)	Harwich Electric Palace	£ 70,000.00
Cultura Trust (extension)	Warwick Bridge Corn Mill	£ 224,503.00
CEDE Foundation	Former St Ignatius Church	£ 50,000.00
Heritage Lincolnshire (extension)	Old King's Head	£ 200,000.00
Romsey & District BPT (extension)	Bargain Farmhouse	£ 300,000.00
Delapre Abbey Trust	Delapre Abbey	£ 200,000.00
Romsey & District BPT	Bargain Farmhouse	£ 75,750.00
Sub-total		**£ 2,154,877.00**
Northern Ireland		
Conway Mill (extension)	Conway Mill	£ 396,438.00
Sub-total		**£ 396,438.00**
Scotland		
David Livingstone Trust (extension)	Shuttle Row	£ 500,000.00
North East Scotland Preservation Trust	Cashflow loan	£ 76,500.00
Willow Tea Rooms Trust (extension)	Willow Tea Rooms	£ 73,530.00
Sub-total		**£ 650,030.00**

Wales			
Spitalfields Historic Buildings Trust	Caerwent House	£	150,000.00
Cardigan BPT (extension)	Market Hall	£	199,873.00
Spitalfields HBT (extension)	Caerwent House	£	550,000.00
Sub-total		**£**	**899,873.00**
Offers not proceeding			
Falkland Stewardship Trust	Moncrieff House	£	150,000.00
	TOTAL OFFERS	**£**	**4,251,218.00**

Fig 3. Loan offers (including extensions) by country



To continue to enable us to meet some ongoing demand in England, we were very pleased to be awarded a grant from Historic England, to begin in 2023/24. This grant of £417,151 provides for a support and advisory team and also an early-stage grants budget.

In Wales, we continued our new funding arrangement with Cadw which, together with funding from The Pilgrim Trust and the Garfield Weston Foundation, has seen our grants programme expand to more than £350,000 in this year. We are extremely grateful to Cadw, The Pilgrim Trust and the Garfield Weston Foundation, whose partnership made possible our Heritage Transformed in Wales programme. From 23/24 onwards, this programme will be funded exclusively by Cadw.

During the 22/23 year, the Garfield Weston Foundation, The Pilgrim Trust, and the Department for Communities Historic Environment Division (NI) also supported the delivery of Heritage Transformed in Northern Ireland. This programme sat alongside the Village Catalyst partnership scheme, funded by the Department for Communities and the Department for Agriculture, Environment and Rural Affairs. Over the last two years, the delivery of these programmes alongside each other has led to a significant increase in funding awards across Northern Ireland, and we continue to develop a pipeline of projects to meet the funding opportunities currently available.

The William Grant Foundation has been a partner of the AHF for a number of years now; it was therefore fantastic to receive the news that they were awarding us a further £220,000 for two more years from 23/24, in support of the Tailored Support Fund in Scotland. This fund enables us to fund elements of projects that some of our restricted funding does not allow for, or for projects where the building's

community significance has not yet been recognised by statutory listing. Borrowdale School is a good example of a historic but currently unlisted building that the fund has enabled us to support, as the local community seeks to convert it into environmentally sustainable, affordable housing.

For the past couple of years, AHF's Investment Team has been seeking new loan finance to help us meet growing demand from organisations, and last year saw the near completion of a deal with an ethical bank to bring in new debt finance to the Heritage Impact Fund. Unfortunately, the increasing cost of borrowing debt finance meant we had to pause those negotiations. Despite this, we still intend to grow the HIF and, subject to the finance being affordable, the demand from projects certainly continues. We hope to negotiate alternative HIF funding over the next couple of years, and at the same time we have begun a number of conversations with funders around a new blended finance fund and also funding for energy efficiency investments.

The AHF's support and funding has again been demonstrated to be instrumental in assisting organisations to win funding from the UK Government's Community Ownership Fund (COF). Around 25% of successful COF projects to date had received early-stage funding from the AHF. The AHF is now a specialist partner in the consortium advising organisations on their Community Ownership Fund applications.

Objective 2: Support community-led heritage regeneration by assisting charities and social enterprises to take ownership of, develop and sustain new uses for historic buildings.

Fig 4.

KPI	Result
Deliver high-quality advice and support to charities and social enterprises developing historic building projects (UK wide).	Met. All funding recipients report either Satisfaction or High Satisfaction with our support.
Re-Plan: A minimum of eight organisations supported during 22/23.	Met. Eight organisations supported during 22/23.

It was another year of seeing incredibly ambitious and varied projects come forward for funding.

With much of the AHF's loan capital committed, fewer new loan offers were made in 2022/23 than in recent years – however, a number of new loans were offered, and some projects required increases or extensions to existing loans. New Heritage Impact Fund loans included £200,000 for Delapre Abbey in Northamptonshire. The loan will support the cash-flow requirements of the charity as it develops the capital works to re-purpose the 19th- century Stables, Gardener's Cottage and Lodge at Abbey into 16 individual units to be let out to well-being organisations. The project had also been supported by an earlier AHF development grant, which funded a masterplan for the site.

We also supported North-East Scotland Preservation Trust with a working capital loan, through the endowment fund, for just over £75,000 as that organisation further develops a number of projects in the region. These include the recently completed capital project at the former John Trail Bookshop, which is now a hotel, The Stag and Thistle.

Elsewhere in Scotland, Clydesdale Rowing Club completed the capital phase of the West Boathouse project in Glasgow. Following the completion of conservation works, they drew down their working capital loan of £100,000, which will assist them in developing a sustainable future for the building as a new rowing hub for the city. The elegant Grade A-listed Port House in Jedburgh also completed its capital phase, which had been supported by a development grant and loan investment of £100,000.

In Northern Ireland, the Village Catalyst scheme, focused on the revival and repurposing of historic buildings in rural communities to tackling rural poverty and social isolation, wrapped up its four pilot projects (now operational) and continued to make new awards. These included early-stage grants to a range of buildings, from banks to memorial halls, to enable them to play a renewed role in their rural communities once again. There was a total of eleven awards to Village Catalyst schemes in 2022/23.

We were also pleased to see the award of £464,000 from The National Lottery Heritage Fund to the hugely exciting Riddel's Warehouse project in Belfast. The AHF has supported this project since 2014, awarding Hearth Historic Buildings Trust four early-stage grants, a Heritage Impact Fund loan and, most recently, a Capital Works Grant towards urgent conservation work. This funding will assist essential repairs that should ensure the building is no longer at risk of loss.

Scotland saw a raft of new grant awards thanks to our ongoing partnerships with Historic Environment Scotland and the William Grant Foundation. These included awards to the Dalbeattie Community Initiative to advance plans to transform the former Dalbeattie Primary School into 'Rocks and Wheels', an exciting new £5m Activity Centre and 60-bed hostel. We also made a £15,000 award to the Ridge CIC in Dunbar for 86-88 High Street in the centre of the town. That project will provide further training opportunities for the charity's award-winning skills programme and lead to the creation of new affordable housing and lettable holiday flats, along with a workspace on the ground floor.

In England, the final grant and community shares commitments were made under the Transforming Places through Heritage programme. Nearly £14m in grants have been committed since the programme launched in 2019, and grants this year included those to Selsey Pavilion in West Sussex, which will become a cultural hub, cinema and performance space. The Pavilion was recently awarded a major NLHF grant, once again demonstrating the role of our early-stage funding in helping organisations make bids for larger funding pots. Redruth Former Library CIC was also awarded a grant of £33,345 to help turn the library building into a cultural hub, with a plan to house training services for young people, a community-run café, performance and residency spaces. A number of capital projects also opened their doors for the first time during the year, including the Lancashire and Yorkshire Bank in Bacup, a project that we have funded since acquisition. The building, which was been developed by Valley Heritage, a Heritage Development Trust, opened in October 2022 as a new workspace with four affordable flats for local young people.

Over in Wales, a number of Capital Works Grants were awarded thanks to funding from Cadw. These included an award to Machynlleth Town Council for the Old Stables and Coach House project, which will see the building, formerly part of an estate owned by the Marquess of Londonderry, conserved and adapted into accommodation and facilities for mountain bikers, walkers and other outdoor enthusiasts – a fast growing contributor to the local economy. Another high street and cultural facility funded during the year was Theatr Soar in Merthyr Tydfil, which is seeking to expand on its successful model by adding more youth-focused activities. Our development grant helped that charity to appoint a professional team to further their plans for its expansion.

Objective 3: Increase the effectiveness and impact of the AHF, ensuring we continue to deliver value for funders and the organisations and projects we invest in.

Fig 5.

KPI	Result
Develop new AHF Strategy 2023-28	Met. Signed off in March 23.
Recruitment of new Chair	Met. Ros Kerslake appointed in September 2022.

Governance changes during the year included the arrival of Ros Kerslake CBE as Chair in September 2022. Ros brings an enormous amount of experience in heritage-led regeneration, property, and public, private and third-sector funding, and has helped shape the organisation's new Strategy for 2023-28.

Carole-Anne Davies, our trustee for Wales, stepped down during the year, and we are very grateful to her for the support she gave to the AHF's work, not only in Wales but across the UK. To replace Carole-Anne, we appointed Menna Jones as our new Trustee for Wales. Menna has worked in the social enterprise sector for the last 30 years and was formerly Chief Executive of Antur Waunfawr, a social enterprise in North-West Wales for 27 years, until joining Bardsey Island Trust as the Development Manager for the island. Menna's experience in managing and leading social enterprises, as well significant development experience in projects involving historic buildings, will be immensely beneficial to the organisation.

One of the major pieces of work during 2022/23 was the interim evaluation of the AHF's progress in delivering its 2020-23 Strategy, which helped inform the new strategy for the organisation. The evaluation evidenced very high applicant satisfaction ratings and attributed significant impacts to the role played by AHF advice and funding in advancing historic building projects. The evaluation also looked at the AHF's work from the perspective of Equality, Diversity and Inclusion (EDI), with one of the significant developments out of that process being the development of new assessment criteria for grant and loan applications. This, for the first time, assesses applicants in terms of their proposal's impact on EDI outcomes. We also signed up to the Diversity Forum's Diversity Manifesto and joined the Forum's Steering Group. This commits to us to proactively engaging with several priorities for the social investment sector that build on the five EDI commitments we agreed back in 2021.

Objective 4: Promote the impact and benefits of community-led regeneration and ownership of historic buildings, to government, communities and funders.

Fig 6.

KPI	Result
Deliver interim evaluation, including EDI evaluation, of the AHF's 2020-23 Strategy	Met. Completed in September 2022.
Publish Year 3 Transforming Places evaluation report, including HDT pilots evaluation	Met. Completed in November 2022.

During the year we published, alongside the Department of Communities, a research report, on the potential for the increased utilisation of 'heritage-enabled' regeneration in Northern Ireland's 'mid-sized' towns. The report, produced by Ruth Flood Associates, examined the specific needs as well as the potential for heritage-enabled regeneration to drive new approaches to revitalising Northern Ireland's towns through the adaptation, reimagination and locally driven reuse of historic buildings. We are using the findings to make the case for new programmes within Northern Ireland that focus on this scale of settlement and some of the approaches recommended by the report, including increasing funding for housing schemes that involve the reuse of historic buildings.

The interim evaluation of the Transforming Places through Heritage programme was also produced to coincide with the end of the programme, the findings of which have been very encouraging. At the same time as evidencing the effective delivery of the programme by the AHF, the report found that the programme had already delivered significant impacts for high street and heritage-led regeneration. The report also provides evidence for the economic benefits of investing in charity and social enterprise-led projects, with the programme producing an economic benefit cost ratio of 1.92 (i.e. for every £1 invested in the programme, it returned £1.92) and a total benefit cost ratio of 3.38. We will be using these positive findings to make the case to government for further funding into programmes like Transforming Places through Heritage, particularly as the challenges facing heritage assets and high streets remain evident across the country.

We also reached the mid-point of delivering the Heritage Impact Fund, which launched in 2019. Despite the significant challenges brought about by the pandemic, the fund has delivered well against its Key Performance Indicators and is on track to deliver in full over the lifetime of the fund.

Fig 7: Headline HIF KPIs

KPI	Performance
A minimum of 5 loan offers in any 12-month period (April to March)	Achieved in excess of target over first two years, the pandemic having affected the last two years: Year1 – 16 offers; Year 2 – 8; Year3 – 4; Year4 – 3.

	For Year 5 (from April 23) – two new loan offers made to date. Status: On Track
A minimum of 40-50 loan offers made by the end of the fifth year of the fund (to be extended by 12 months due to the pandemic))	33 offers made to date. Status: On Track
Applicable write-off rate of 20% not exceeded	Currently 0% Status: On Track

Fig 8: Project level KPIs

HIF KPIs	**Achievements as at March 2023**
Organisations which have acquired long-term rights in historic buildings	**17**
Historic buildings repaired and re-used by not-for-profit organisations	**15**
New FTE jobs created	**64**
New training opportunities created	**276**
New volunteering opportunities created	**541**
Commercially run and not-for-profit businesses operating from re-used historic buildings	**11** commercially run organisations **6** non-profit organisations
Organisations have greater confidence in their organisation	**16**
Number of clients having received RePlan support service	**27**

5 Our portfolio – case studies from across the UK

Maenofferen Slate Mills

Blaenau Ffestiniog, Gwynedd, Wales

Slate Heritage International

*Grade II**

Multi-use future for former slate mills

The twin slate mills on the Maenofferen level form part of a major slate quarry near the town of Blaenau Ffestiniog. The mills are Grade II*-listed: an exceptional survival of a largely unaltered slab mill built between 1870 and 1897. Originally water-powered, the mills were converted to electric power in 1906. For generations, they were a centre of employment and prosperity for the local community. Later in the 20th Century, the buildings were withdrawn from use and fell into disrepair.

Slate Heritage International plans a mixed-use approach to the restored slate mills which embrace the site's industrial heritage to include traditional skills employment, visitor destination, tours, and accommodation. Project plans include recommencing slate-dressing on site and creating bespoke tours in partnership with other sites that make up the Slate Landscape of Northwest Wales World Heritage Site to improve access and understanding of this unique history. The project team also hopes to work with Zip World to expand the provision of adventure activities available locally, and with Plas Weunydd to add to the range of local tourist accommodation.

In 2021, an AHF Project Viability Grant explored a range of possible future uses for the mills before determining the preferred, mixed-use plans detailed above would likely form a viable business. A Project Development Grant, awarded in March 2023, is currently supporting the organisation to strengthen its governance, as well as commission specialists to oversee the initial capital works on site.

AHF Funding

Project Viability Grant - £7,500 (2021)

Project Development Grant - £19,439 (2023)

New Galloway Town Hall

New Galloway, Dumfries and Galloway, Scotland

Local Initiatives in New Galloway

Category B

Community hub in historic town hall

Since the 17th century, New Galloway Town Hall has been at the centre of civic life in what was once the smallest Royal Burgh in Scotland. The Town Hall was rebuilt in Victorian times and stands on the High Street; an imposing, elegant white building with a tall clock tower complete with chiming clock. Internally, a large upper hall benefits from a high vaulted ceiling and features a series of Victorian moral maxims, which run around the top of wood panelling. The Hall was formerly the seat of local government

and was held under 'common good' for this purpose. However, since the restructuring of local government, the local authority was less able to continue upkeep of the building.

When the Hall was boarded up, a community-led group, Local Initiatives in New Galloway (LING), took on responsibility for its operation as a space for community activities. Having run the building for a few years, LING was able to make a case for acquisition under the asset transfer process. The group took ownership in 2022, the timing being influenced by receipt of an offer of capital funds from the Community Ownership Fund (COF) – this was one of the earliest projects in Scotland to receive COF funding. However, community use of the building was compromised by poor heating and access issues. With ownership of the building secured, therefore, LING turned its attention to repairing and improving the Hall.

The AHF first supported this project in 2018, awarding LING a Project Viability Grant towards a feasibility study. In 2022, the AHF also provided critical support to help with capacity – a part-time Project Manager was able to drive the project forward in the necessary timescale. External repairs, a heating upgrade and the installation of a new lift were all completed in the summer of 2023, securing the building's future as a flexible hub for community activities in this rural area.

https://newgallowaytownhall.com/

AHF Funding

Project Viability Grant - £5,000 (2018)

Project Development Grant - £10,000 (2022)

Project Development Grant - £5,000 (2022)

West Boathouse

Glasgow Green, Glasgow, Scotland

Glasgow Building Preservation Trust and Clydesdale Amateur Rowing Club

Category B

Edwardian boathouse on the River Clyde repaired and adapted for enhanced future use

The Category B-listed West Boathouse was designed and built as a timber-framed structure by Glasgow Corporation Architect, A.B. MacDonald. Clydesdale Amateur Rowing Club and Clyde Amateur Rowing Club have occupied the boathouse since it was built in 1905. Both rowing clubs have been holding regattas and training events on the River Clyde for over 150 years, as well as providing training facilities for rowing teams and champions, including Olympic medal winners. Despite remaining in active use by the rowing clubs, by the 2010s the boathouse was in poor condition.

Glasgow Building Preservation Trust and Clydesdale Amateur Rowing Club have been working on a project to repair and adapt West Boathouse from broader community uses. As part of the full restoration of the building, substantial works were undertaken, including rebuilding the first-floor balcony, inserting new concrete foundations, installing the new cladding and using state-of-the-art conservation techniques to ensure the longevity of the delicate timber structure. Works were also undertaken to increase accessibility within the boathouse, including the addition of a lift and accessible changing facilities. Further, a new gym, rowing training facility and multi-use spaces have been developed within the building.

Initial viability and development phase work for this project, including a heritage appraisal, business case, condition survey, consultant fees, and conservation reports, was supported by Project Viability and Project Development Grants from the AHF. Once conservation work had been completed, the AHF also provided loan investment to support Clydesdale Amateur Rowing Club with fit-out as they moved back into the boathouse. West Boathouse re-opened in May 2023, with both the Clydesdale and Clyde Amateur Rowing Clubs moving back into the building alongside the Strathclyde University Rowing Club, offering enhanced facilities and a new programme of opportunities for local people to engage with the River Clyde.

Home - Clydesdale Amateur Rowing Club (clydesdalearc.org.uk)

Home (gbpt.org)

AHF Funding

Project Viability Grant - £3,000 (2015)

Project Development Grant - £13,000 (2016)

Endowment Loan - £100,000 (2020)

The Chester Hydro Electric Building

Chester, England

Chester Heritage and Sustainability Enterprises CIC (CHASE)

Grade II

To convert a disused hydroelectric station into use as an environmental educational hub

The hydroelectric station was constructed on the site of the 13th-century Dee Mills. Built in 1913 in red sandstone as a neo-gothic structure to match the Dee Bridge and located between two main shopping streets in Chester city centre, it is the only hydroelectric plant in England that has generated power with both tidal and headwaters. The Chester Hydro stopped producing power in 1951. It is currently owned by Cheshire West and Cheshire Council, with a long lease held by United Utilities, which has not occupied the building since 2015.

Cheshire Historic Buildings Preservation Trust initially applied for a grant from the AHF to help them explore the possibilities around a response to the climate emergency as a role for the Hydro. They carried out a viability study, also supported with funding from the local council. They also looked at the condition of the building, established estimated costs, carried out a community consultation, and did an options appraisal of various end uses of the hydro, developing an initial business case to see if the project could become self-sustaining in the long term. The study concluded that the project had the potential to be sustainable, and the Trust then took the decision to create a separate organisation to move the project forward. They brought together a range of suitable and enthusiastic individuals and stakeholders to form Chester Heritage and Sustainability Enterprises CIC (CHASE).

CHASE intends to convert the building into a careers, education and heritage attraction to enable residents and visitors to learn about both the history of the site and the River Dee and the future of low-carbon industry. The turbine hall will become the hub of the centre with a range of interpretive and interactive displays and educational resources. A new-build glazed structure on the roof, meanwhile, will house a multi-purpose room for seminars, events and pop-up hospitality. CHASE is presently looking at

the prospects of re-introducing an element of hydro power generation for the project while progressing discussions to enable CHASE to take over the building and deliver the project with support from a range of partners.

The project viability reported considered different operating models, ultimate suggesting that a mix of charges for services would be most effective to secure the long-term future of the Hydro. CHASE are working with key stakeholders, including the University of Chester, industry and learning and skills providers to make this potential a reality.

Website: www.hydro-hub.uk

AHF Funding

Project Viability Grant - £ 14,550 (2020)

Project Development Grant - £39,960 (2022)

Delapré Abbey

Northampton, Northamptonshire, England

Delapré Abbey Preservation Trust

Grade II*.

Historic Northampton site opens to the public

Delapré Abbey is a historic house and park. The main house is largely 16th-century but incorporates the remains of the 12th-century Abbey of St Mary de la Pré. The site itself is important as the location of a major battle in the Wars of the Roses, the Battle of Northampton (1460). During the Reformation, the Abbey was surrendered to the Crown and became a grand home. By the 1950s, the building was owned by Northampton Corporation, disused and under threat of demolition, but after a successful fundraising and political campaign, the building was saved and to the Northamptonshire Record Office relocated here.

In 2006, Delapré Abbey Preservation Trust was formed to restore and open the Abbey to the public. After a period of restoration, the Abbey began welcoming visitors in 2018. As well as the house itself, the site includes gardens, a park, and numerous outbuildings. The Trust runs a varied programme of well-being, educational, and cultural events and activities.

The AHF awarded the organisation a 2020 grant from the Culture Recovery Fund supported the development of an options appraisal and fundraising strategy for the disused Victorian stables to become a health and well-being hub. A Project Development Grant awarded in 2021 contributed towards a masterplan for the project, and in 2023, the AHF offered the Trust a loan of £200,000 to provide working capital to further develop the Stables project.

https://delapreabbey.org/

AHF Funding

Culture Recovery Grant - £19,250 (2020)

Project Development Grant - £8,000 (2021)

Heritage Impact Fund Loan - £200,000 (2023)

The Old Cathedral School

Derry, Londonderry, Northern Ireland

In Your Space Circus

Grade B+

Transforming a Victorian school building into a flagship circus arts venue for Derry

Built in the Flemish Gothic style in 1891 to the designs of local architect, John Guy Ferguson, the former Cathedral Primary School is located in the Historic City Conservation Area and the Cathedral Quarter of Derry. With St Columb's Cathedral as its striking backdrop, the School is one of just five buildings that exit directly onto the old city walls. Until the early 1990s, it provided a space for education, social activities and community life. However, after the school community merged with Carlisle Road and First Derry to form the Fountain Primary School, the building lost its use and fell into disrepair.

In Your Space Circus (IYSC) is a circus school and performance company, which plays a key role in the cultural landscape of Derry city and the region. Both IYSC and St Columb's Cathedral are keen to breathe life back into the former Cathedral School and regenerate it as a circus school and performance venue, offering a space in which young people, adults and artists can learn, play and create. It is hoped that the historic building will become a flagship circus arts venue for Derry, with a key focus on circus education, lifelong learning, good relations, health and wellbeing, street theatre development and collaborative arts practice.

An AHF Project Viability Grant, awarded in 2022, funded a conditions survey and enabled IYSC to engage with an architect to carry out drawings and obtain overall construction costs. With the support of a development grant from the National Lottery Heritage Fund, IYSC is now working to develop organisational capacity and initial plans needed to inform the restoration.

In Your Space Circus - New Home For IYSC!! (inyourspaceni.org)

AHF Funding

Project Viability Grant - £8,040 (2022)

30 Chapel Street

Bradford, West Yorkshire, England

Impact Hub Bradford

Grade II

Former merchant's warehouse to be transformed into multi-use space for artists, makers and businesses

Dating back to the 1870s, this former merchant's warehouse is typical of the Little Germany Conservation Area in Bradford, which has the highest concentration of Grade II-listed buildings in the country. The 'Little Germany' area, named for the large number of European merchants who set up businesses there in Victorian period, is characterised by multi-storey warehouses built in an Italianate Palazzo style during the textile boom between 1850-90. The Chapel Street warehouse spans four floors, with an attractive frieze and cornice details, and retains original features such as open-plan floor plates and basement openings. Having been vacant since the 2000s, repairs are now required to substructures and the roof, as well as internally.

The project will bring the building back into use as a multi-purpose facility for innovators, makers, artists, designers, and community businesses. Impact Hub Bradford will provide co-working space, studios, performance facilities, and a café, as well as space for retail and artisanal food offerings, training and events. Alongside this, Impact Hub will run programmes of support, including workshops, mentoring, knowledge sharing and consultancy, to support the establishment and growth of local entrepreneurs and businesses.

In 2018, Impact Hub Bradford was awarded an AHF Project Viability Grant to help fund a viability study. An AHF Project Development Grant, awarded in 2022, is being used towards professional fees, including architects, a surveyor, and a structural engineer, and will also fund community consultation to inform further development of the project.

https://bradford.impacthub.net

AHF Funding

Project Viability Grant - £7,500 (2018)

Project Development Grant - £50,000 (2022)

Market House

Penzance, Cornwall, England

Penzance Regeneration Company Limited

Grade I

Landmark town centre building brought into public ownership

Market House was completed in 1838 to the designs of Harris of Bristol. It is a large domed granite building; the dome, with its octagonal lantern, can be seen from miles around. Located on the town's main thoroughfare, Market Jew Street, the building reflects Penzance's history as the market town for

West Penwith (Market Jew is derived from the Cornish Margas Yow, meaning Thursday Market). The building's size and grandeur reflect a town which amassed significant wealth exporting tin and copper, and which became an important trading port. In 1867, the council chambers moved to a new building, with the eastern portion of the building being used variously to house the Penzance grammar school and then small retail units. This portion of the building has now been vacant for over 10 years. In 1925, Lloyds moved into the west portion of the building, where it remains today. The building was purchased by Penzance Regeneration Company Limited (PZRC) in August 2022.

PZRC was established to assist, promote, encourage, develop, and secure the regeneration of the social, physical and economic environment of Penzance and Newlyn. The initial activities of PZRC are to deliver the development of four specific projects, for which funding has been secured through Towns Deal and Future High Streets funds; the Market House is the landmark Towns Deal project. The project aims to renovate and bring the east side of Market House back into use, with the west occupied by Lloyds as a tenant. The first and upper floor will house a food hub accommodating three street food providers and 59 covers. The lower floor will house a town hub, including hotdesking and office space for a number of local organisations.

In 2022, the AHF awarded PZRC a Project Development Grant, which will enable the group to develop the project to RIBA 2, thereby enabling the subsequent phases to be taken forward to the programme required by the Towns Deal spend deadline in 2026.

AHF Funding

Project Development Grant - £30,000 (2022)

Dunoon Burgh Hall

Dunoon, Argyll & Bute

Dunoon Burgh Hall Trust

Category B

Creative arts hub in historic town hall

Opened in 1874 to celebrate the conferring of Burgh status on the town, Dunoon Burgh Hall was built to provide the local community with a public hall, municipal offices, and the first theatre in Argyll. Over the last 150 years this Category B-listed Scottish Baronial landmark has hosted public dances, council meetings and many other local events.

By the early 2000s, however, the Hall was at risk of being demolished, and the community came together to rescue it and take ownership. The first phase of works were urgent repairs that allowed the building to reopen for community use, while following phases gradually brought vacant spaces back into action to create a multi-functional arts hub. The Hall now provides space for live performances, community events, workshops, and artists' talks, with an exhibition gallery and popular café. The venue is attracting touring companies and offers an annual programme of events, including dance and drama opportunities from professional theatre companies, as well as a learning programme for children and young people.

The AHF has supported transformation of Dunoon Burgh Hall since 2010, initially through an Historic Environment Scotland (HES)-supported Project Development Grant. This was later followed by loan investment, which provided working capital, along with additional funding from the National Lottery Heritage Fund, Creative Scotland and HES, towards the £3.5m refurbishment – which together delivered enhanced facilities, such as an improved café/bar and new office accommodation. More recently, Dunoon Burgh Hall Trust have also been receiving help from Replan, the AHF's post-investment capacity-building programme, towards business planning and outreach. In 2022, the AHF also supported the project through its William Grant Foundation Tailored Support Fund to help towards the costs of some emergency repairs and remedial capital works.

Through the restoration of the building, Dunoon Burgh Hall Trust has created a thriving community arts hub. Over the last few years, the Trust has delivered a varied and diverse programme of activities and events, as restrictions allowed, and has consequently been able to repay its AHF loan investment. These funds can now be recycled to support more Scottish projects in achieving the same fantastic community-led regeneration and success as the Dunoon Burgh Hall Trust.

https://www.dunoonburghhall.org.uk/

AHF Funding

Project Development Grant - £23,000 (2010)

Endowment Fund Loan - £175,000 (2014)

WGF Tailored Support Fund Grant - £23,000 (2022)

11 High Baxter Street

Bury St Edmunds, Suffolk, England

Bury St Edmunds Town Trust

Grade II

Bringing a grade II-listed town house back into residential use.

The house on High Baxter Street, located within the historic Town Centre Conservation Area of Bury St Edmunds, is a singular survivor of what was once a whole row of 15th- to 18th-century town houses along High Baxter Street. By the mid-twentieth century, only number eleven remained. Number 11 was bought in the 1970s to be used as staff accommodation by the Suffolk Hotel, but a modernisation covered up much of its historic fabric. By the 2010s, the house was in a very poor state of repair.

Bury St Edmunds Town Trust, a longstanding building preservation trust, purchased the badly dilapidated house in 2019, realising its significance as probably the last remaining unrestored building of medieval origin in the town centre. The Trust has undertaken numerous projects around the town to deliver preservation of heritage buildings for the benefit of the local area and the community. For this project, the Trust worked to bring 11 High Baxter Street back into use, constructing a new brick and timber rear extension to add additional space, and reducing its carbon footprint with the installation of an air-source heat pump and solar panels. Conservation work and traditional craft skills have preserved existing joinery where possible, including windows. Additionally, natural breathable material has been used for

insulation, improving the thermal efficiency of the house. Lime plaster and renders have been returned throughout the building.

The 11 High Baxter Street project also offered an opportunity to continue the Trust's existing partnership with a local Further Education college, delivering on-site opportunities for architecture and construction students. Despite the restrictions during the covid pandemic, the Trust continued to work with the college and held a number of public open days and lectures while works were underway on site. A 2018 Project Viability Grant enabled the Trust to explore the condition of the building and the future options for its use. Through subsequent Heritage Impact Fund loan investment, the Trust was able to undertake the full restoration project. Works to the house were completed in early 2023, and the Trust has now been able to repay the AHF loan investment, putting the house up for sale as a residential property for a lucky future owner.

Bury St Edmunds Town Trust

AHF Funding

Project Viability Grant - £4,076 (2018)

Heritage Impact Fund Loan - £230,000 (2020)

Equatorial Observatory

Penllergare, Swansea, Wales

The Penllergare Trust

*Grade II**

New future for historic astronomical observatory

Constructed in 1846 by John Dillwyn Llewelyn, a pioneering photographer with interests in science and astronomy, the Equatorial Observatory is both a Grade II*-listed building and a scheduled ancient monument. Situated in Penllergare Valley Woods, the building consists of two rooms – the observatory and laboratory. The observatory is a cylindrical tower comprising a circular stone-built telescope chamber while the adjoining laboratory is a single-storey rectangular structure with a vaulted roof, interior terracotta block walls and a fireplace. In 1855, one of the earliest photographs of the moon was taken from the observatory by Llewelyn and his daughter, Thereza.

The Penllergare Trust exists to conserve, restore and maintain the historic and significant Penllergare Valley Woods. Working in partnership with Dark Sky Wales, the Trust plans to fully restore the Equatorial Observatory and create a planetarium in the tower. Alongside interactive displays highlighting the history of the building and its role in early photography, a programme of activities will be curated and delivered to schools, young people, and the growing astro-tourism sector. Educational visits to the observatory will link to the new national curriculum in Wales, with a focus on local history and STEM subjects, including space.

The AHF has supported The Penllergare Trust with two Project Development Grants, awarded in 2022 and 2023 respectively. These contributed towards staff costs to coordinate the development phase of the project and helped the Trust to commission a team of professionals to complete investigative surveys and a business plan.

Penllergare Observatory - Penllergare Valley Woods

AHF Funding

Project Development Grant - £18,248 (2022)

Project Development Grant - £19,910 (2023)

6 Financial review

a. Financial overview

2022/23 was the final year of the Transforming Places through Heritage (TPtH) programme in England. As the programme was structured to wind down, the budget was only £2m compared with £4.8m in the previous year, and this was the main factor driving the overall 42% reduction in income compared with 2021/22. In the rest of the UK, we secured and delivered funding for our core programmes in Scotland, Wales, and Northern Ireland, at a similar level to the previous year.

We used a broader range of short-term deposits and investments for any cash not immediately required and this, together with the higher interest rates and bond yields, led to a 71% rise in investment income this year. Interest from our disbursed loans, our primary source of unrestricted income, also increased 13% this year. While our managed investment portfolio did realise some gains in 22/23, these were outstripped by unrealised losses in the year; we hope to recoup these losses in the future.

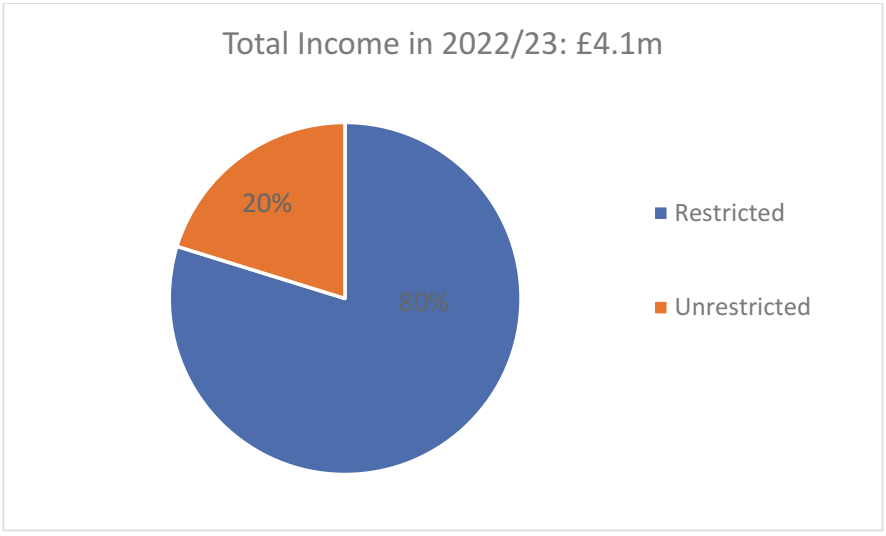
The tapering activity towards the end of the TPtH programme also meant a £2.86m reduction in grant making expenditure, which was the primary reason for the 38% reduction overall in charitable activities expenditure compared with 2021/22. However, within this overall reduction there was increased spend in loan-related areas, due to a net increase in the bad debt provision and £70,000 of pro bono legal fees provided to the AHF in relation to the Heritage Impact Fund, the latter being included under both income and expenditure.

There were also fewer, smaller, HIF loans disbursed this year compared with several high-value HIF loans disbursed in 21/22. Demand, however, remained strong, with just over £2m in HIF loan commitments as at the year-end (compared with £2.8m in 2022). Endowment lending activity was broadly consistent with last year with year-end commitments of £1.3m (2022: £2.1m).

The difficult economic climate of 2022/23 also impacted our staff, and we took measures to help mitigate the cost-of-living challenges they faced. In the coming year, we will continue to manage our overheads carefully and focus on generating sufficient unrestricted income to support our core costs, which includes several staff who are not funded by external grants.

Income

Fig 9. Total income



Total income for the year ended 31 March 2023 was £4.1m (2022: £7.1m). This represented a decrease compared to the previous year, which was fully anticipated and due to significantly less funding being allocated to the final year of the TPtH programme.

The £2m TPtH funding we received this year (2022: £4.8m) from the Department for Digital, Culture, Media and Sport (via Historic England) enabled the continued delivery of 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, £0.5m (2022: £0.5m) was received from Historic Environment Scotland and Scotland grant-making was also further supported by £107,000 from the William Grant Foundation's Tailored Support Fund.

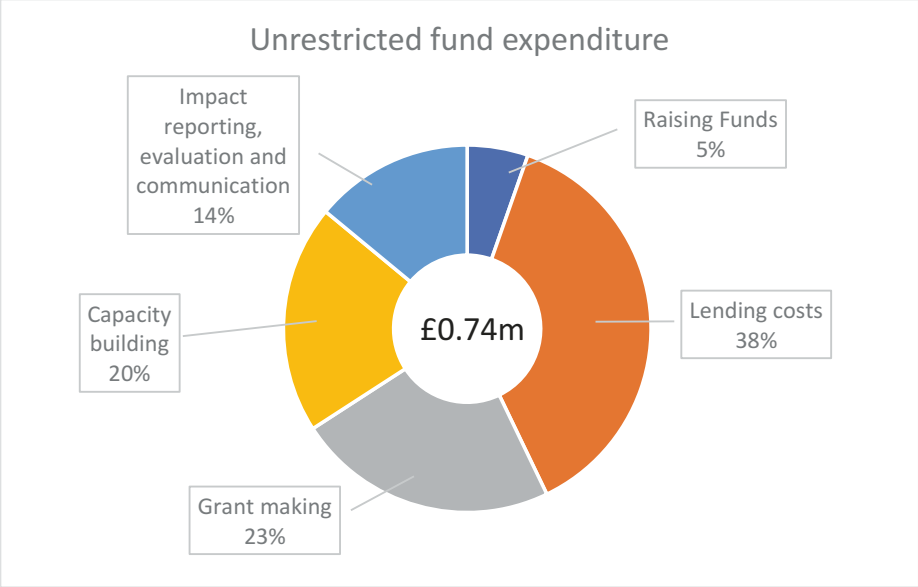
The AHF Grant programmes and Support Officers in Wales and Northern Ireland were funded by £0.7m (2022: £0.7m) from Cadw, the Historic Environment Division of the Department for Communities in Northern Ireland, the Garfield Weston Foundation, and The Pilgrim Trust.

Unrestricted income was £143,000 higher than 21/22 due to several factors, including improved returns on our investments and cash deposits, and the £70,000 in pro bono legal services provided to the Heritage Impact Fund (HIF), which are included as a corporate donation.

Expenditure

Total expenditure on charitable activities and raising funds was £4.2m (2022: £6.9m). Again, this decrease was expected due to the reduction in grant-making activity in the final year of the TPtH programme. Grant making outside England continued at a similar level to 21/22 with Northern Ireland seeing increased grant offers compared with the previous year.

Fig 10. Unrestricted fund expenditure

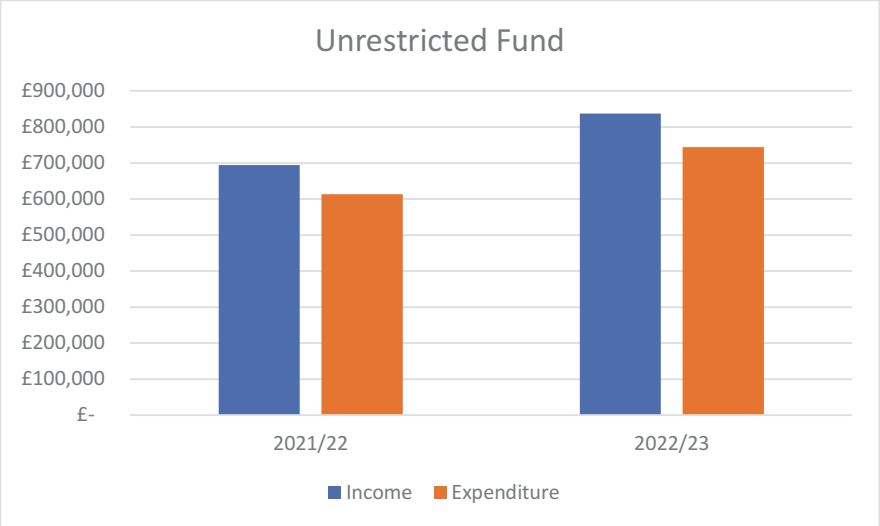


Unrestricted expenditure on charitable activities increased overall to £0.7m (2022: £0.6m). Several factors contributed to this increase, including a rise in staff and related costs as additional pay awards

were made during the year, and the pro bono HIF legal fees, which are included under other loan-related activities.

The AHF once again contributed £5,000 (2022: £5,000) towards the Heritage Trust Network's conference.

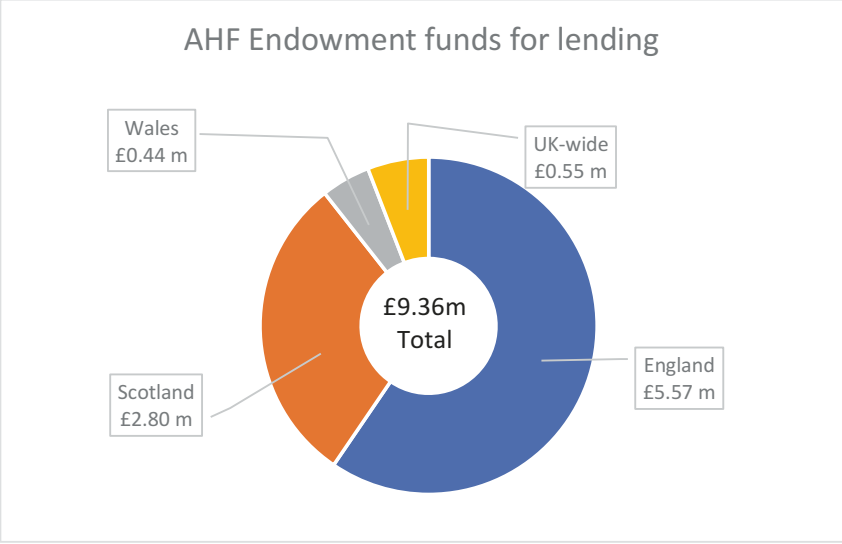
Fig 11. Unrestricted fund income and expenditure



Funds

The AHF's total charitable funds reduced by £0.3m (2022: £0.3m increase) to £17.3m (2022: £17.6m) of which £16.6m constituted the AHF's lending resources (2022: £17m).

Fig 12. AHF Endowment funds for lending



The Endowment Fund increased by £34,000 (2022: £1.9m decrease); this figure comprises a £150,000 benefit due to the reduction in the Fund's bad debt provision, which was eroded by £117,000 of investment losses.

The restricted fund decreased by £429,000 (2022: £2.15m increase, including £2m fund reclassification) mostly due to the £358,000 increase in the Heritage Impact Fund (HIF) bad debt provision and £78,000

investment losses, offset by some funding carried forward for spending in future years. Of the £5.8m held at the year-end, £5.7m represents the cumulative HIF lending funds contributed by our external partners.

The unrestricted fund achieved a surplus of £93,000 (2022: £81,000) before investment losses of £23,000 (2022: £33,000).

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 2022, all employees were awarded a 2.7% pay increase. In October 2022, in recognition of the increased cost of living and following a review of the approaches of other organisations, all employees were awarded a further 2.3% pay increase and, also, a one-off payment of £500 was awarded to all staff except the Senior Management Team. We also introduced annual homeworking payments of £312 for all home-based and hybrid employees.

During the year, the highest paid member of staff was in the £80,000 - £90,000 band (2022: £80,000 - £90,000 band). The ratio between the highest paid salary and the median AHF salary of £38,010 (2022: £36,200) was 2.4 (2022: 2.4).

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 £64,164 (2022: £62,061).

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 £34,737 from the general fund to the designated lending fund (2022: £49,545).

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 losses on investments across all funds were £0.2 million (2022: £0.1 million gains) and net income from investments and bank deposits for the year amounted to £144,230 (2022: £84,192).

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 31 March 2025, taking into account the current challenges of rising interest rates, inflation, and energy costs, all of which will affect the organisations we support.

These factors, along with the legacy effects of the pandemic have increased the risk of bad debts from borrowers and delayed fundraising plans, and continued 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

In April 2023, we launched our new AHF Strategy 2023-28. Our most immediate priorities in the delivery of the new Strategy will be:

- The development of a new Evaluation Plan and KPIs to support the delivery of the Strategy.
- Delivering on fundraising priorities, including securing further grant funding in England and social investment for the Heritage Impact Fund.
- Announcement of the new cohort of Heritage Development Trusts.
- Delivery of Year 1 support to the Thrive Fund and further work on energy resilience funding.
- Recruitment of new trustees to replace planned retirements.

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

As part of the development of our new Strategy for 2023-28, the Board agreed a new set of organisational values:

Enabling

We help catalyse new approaches to the adaption, management and ownership of historic buildings.

Collaborative

We work in partnership, helping broker new relationships and are open with our thinking and learning.

Expert

We are specialists in the field of community-led approaches to the regeneration of historic buildings.

Grounded

We are a flexible and pragmatic funder, proportionate in our approach, and empathetic to the needs of small organisations.

Inclusive

We strive for the equitable distribution of our funding and advice and work closely with organisations and communities to overcome barriers to gaining our support.

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 year we also signed up to the Diversity Forum's Manifesto Commitments. The Diversity Forum has been created by the social investment sector to drive inclusive social investment in the UK, through the convening of sector-wide groups, commissioning research, and knowledge sharing.

A significant element of our interim strategy evaluation looked at how we were delivering against our EDI commitments and what further work or amendments to our approach might be needed. The consultants undertook in-depth research into a number of deprived areas and with some diverse-led organisations. Their findings included:

- AHF's funding was successful in attracting applications from areas with higher deprivation. The research evidenced some cold-spot areas where more might need to be done to help organisations access funding and also to undertake further outreach in areas to specific organisations.

- The research confirmed we needed to improve our data to better understand the diversity of organisations successfully and unsuccessfully applying. Better use of mapping tools was considered an important step in addressing this priority.

- For some organisations, capacity was considered the biggest barrier to successfully apply to the AHF and that we need to consider how we can assist organisations with this challenge.

- Continuing to focus on representation at Board and staff level will be important to achieving lasting equality.

- Continuing to work with partners to address the challenges and to promote funding opportunities was a further recommendation.

Actions to address these findings have been included in the Strategy 2023-28 and the organisation's Annual Plan for 2023/24.

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. Our Trustees discharge this responsibility through their 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 as 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 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 AHF programmes, the HIF and TPtH (the organisation stopped maintaining a risk register on the latter at the end of the programme in March 2023).
- As well as the risk register, the organisation 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.

Fig 13: Top risks currently facing the AHF

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 constrained. Our grant income decreases.	Close contact with new and existing grant funders is being maintained to ascertain new opportunities. New grant funding has been agreed in England but at a much lower level than that of the last three years. Additional grant funding in England is being sought.
External	Rising inflation, slowing growth and the 'cost of living' crisis significantly exacerbates the top risks	An assessment of the internal impacts of inflation has been undertaken and reviewed by the Audit and Risk Committee. We remain in close contact with clients, but particularly borrowers, to understand the impact of inflation on their organisation's and their projects.
Operational	Borrowers default on loans and repayment of capital and interest decreases significantly. Endowment and HIF eroded, rendering AHF's lending capacity diminished.	Post Covid, cost of living and inflation related challenges remain a significant challenge for many borrowers. Close monitoring of pricing and project progress continues, and bad debt provisioning is being made where required.

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 has been pursued in recent years but affected by BoE interest rate rises. Negotiations re further debt finance for the HIF have been paused but two new partner funds have been launched in the meantime.
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 of poor quality.	The new Director of Investment has quickly become an effective member of the SMT. The new England Programmes Team has also transitioned into their new set up. We remain very aware of the competition for high quality staff and line managers SMT and Board are focused on sustaining the environment and policies that support staff retention.

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 Chair, 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 several 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, an independent consultant and formerly 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 six Trustees representing England, Northern Ireland, Scotland and Wales, and the Chief Executive. The Director of Programmes is its Secretary. The Panel meets quarterly. Terms of appointment are for three years but are synchronised with the serving terms of Trustee appointments. The Chair revolves around the four Trustees on a bi-annual basis. The Panel met four times during the year.

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

Fig 14: Trustees serving during the year and since the year end

Board		Board Committees				
Trustees	**Year of appointment**	**Audit & Risk**	**Credit Panel**	**HIF Credit Panel**	**Grants Panel**	**Nominations Committee**
Ros Kerslake (Chair)	2022					*
Myra Barnes	2013	*	*	*		*
James Bowdidge	2019		*	*		
Ade Alao	2018		*	*		*
Carole-Anne Davies (resigned August 2022)	2020				*	
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				*	*
Menna Jones	2023				*	
Elizabeth Peace (former Chair, resigned September 2022)	2014					
Greg Pickup	2020				*	
Suzanne Snowden	2017	*				*
Neal Shasore	2020					
Esther Robinson-Wild	2021	*	*	*		
Audrey Carlin	2021				*	

Trustees

Ros Kerslake CBE (Chair)

Ros Kerslake was Chief Executive of the National Lottery Heritage Fund from 2016 to 2021, where she led a UK-wide team of 300 staff, responsible for the distribution of up to £400 million per annum. Her earlier roles include Chief Executive at The Prince's Regeneration Trust, RegenCo Sandwell and Director-level roles at Railtrack, Booker PLC, and Gulf Oil, a UK subsidiary of Chevron Corporation.

Ros is currently Chair of Leeds Castle Foundation, a trustee of Re-form Heritage, a member of the Community and Voluntary Services Honours Advisory Committee and a Group Board member of Sanctuary Group. Her previous non-executive roles include Senior Independent Director and Chair of the Remuneration Committee at U+I PLC, a regeneration-based property developer, Quintain Estates and Development PLC, Black Country Housing Association, and Thurrock Thames Gateway Development

Corporation. Ros is a qualified solicitor and holds an MBA. Ros was awarded an OBE in the 2015 and a CBE in 2020 for services to heritage and holds honorary degrees from Keele and Staffordshire Universities.

Ade Alao

Ade Alao leads on major real estate capital projects for the Department for Work & Pensions. 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 Barnes has forty years' experience in property and development. She has been involved in different public and private sector redevelopments within the UK. She has also worked on many large masterplans and regeneration projects. 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, which 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

Audrey Carlin is an experienced leader in the delivery of heritage and regeneration projects. A Town Planner by profession, she has over 31 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.

Graham Fisher (Chair of the Grants Panel)

Graham Fisher 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.

Menna Jones

Menna Jones has worked in the social enterprise sector for the last 30 years and was Chief Executive of Antur Waunfawr, a social enterprise in North West Wales for 27 years until joining Bardsey Island Trust in her current role as Development Manager in 2022. She previously worked as Development Co-ordinator for Cymdeithas Tai Eryri housing association and for Dafydd Wigley, MP for Caernarfonshire. She has been involved with the social enterprise and community sector in Wales at all levels including voluntary roles, spearheading heritage, recycling and care projects, and contributing to Social Enterprise Strategies in Wales. Menna is passionate about the language, culture, environment and heritage in Wales, and is a Board member of Yr Urdd (National Youth Organisation of Wales), and Canolfan Iaith Nangwrtheyrn (Welsh Language Centre).

Karen Latimer OBE

Karen Latimer 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, The Boomhall Trust and the Irish Architectural Archive (Chair of the Collections Committee), and is Publications Editor for the Ulster Architectural Heritage Society.

Suzanne Snowden

Suzanne Snowden is a Director at Message Consulting Limited, a marketing and communications consultancy. Previously Director of PwC Global Thought Leadership programme, where she led the firm's research, marketing and insights generation activities, Suzanne brings experience advising on brand positioning, thought leadership and social media marketing.

Neal Shasore

Neal Shasore 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 Pickup 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 former 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

Esther Robinson Wild 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 ten 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 Team runs our advice service and grants programmes, evaluation and communications activities. 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 Director of Finance, the Director of Programmes and Director of Investment.

j. The AHF's employees

Matthew Mckeague – CEO

Oliver Brodrick-Ward – Executive Assistant and Team Administrator

Finance Team

Fiona Hollands – Director of Finance

Umedha de Zoysa – Finance Officer

Investment Team

Asha Karbhari – Director of Investment

Madeleine Blyth – Investment Manager

Andrew Hitches-Davies – Investment Manager

Emily Greenaway – Investment Officer

Grants Team

Kelcey Wilson-Lee – Director of Programmes

Gavin Richards – Heritage Development Trusts Programme Manager

Laura Williams – Development Manager (England and Lead East of England)

Gordon Barr – Development Manager (Scotland)

Jo Robertson – Support Officer (Scotland)

Adam Hitchings – Development Manager (Wales)

Rita Harkin – Development Manager (Northern Ireland)

Josephine Brown - Programme Officer (South West England)

Louise Stewart – Programme Officer (London and South East England)

Mandy Hall – Programme Officer (Midlands)

Annoushka Deighton – Programme Officer (North)

Communications

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 enjoys 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 2022-23 of the following.

Benefactors (£20,000 or more per annum)

- UK Government
- Department for Digital, Culture, Media and Sport
- Historic England
- Historic Environment Scotland
- Cadw
- 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
- S Snowden
- Paul Tomlinson
- Nigel Waring
- A Alao
- F Hollands
- J Bowdidge
- K Wilson-Lee
- M Mckeague
- R Hodson
- K Latimer
- M Barnes
- A Karbhari
- Andrew Dunbar-Nasmith

Pro bono support

- Shearman & Sterling Solicitors – which contributed £69,623 of pro bono support to the Heritage Impact Fund.

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:

Ros Kerslake
Chair

27 September 2023

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 2023 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 2023 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 has 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 39, 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:

- 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.

- 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.

Moore Kingston Smith LLP

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

9 Appold Street
London
EC2A 2AP

Date 01/11/2023

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 2023
(incorporating the income and expenditure account)

	Note	Endowment fund £	Restricted fund £	Unrestricted fund £	2023 total £	2022 total £
Income and endowments from:						
Donations and legacies						
Donations and legacies from individuals and corporations	3	-	-	71,666	71,666	1,643
Government grants	4	-	3,088,512	-	3,088,512	6,285,521
Other grants	5	-	213,668	-	213,668	106,664
		-	3,302,180	71,666	3,373,846	6,393,828
Charitable activities		-	-	27,854	27,854	67,664
		-	-	27,854	27,854	67,664
Investments						
Bank Interest/Dividends receivable		-		144,230	144,230	84,192
Interest receivable - on loans disbursed		-	-	592,999	592,999	522,462
Rent receivable		-	-	-	-	18,074
		-	-	737,229	737,229	624,728
Total income		-	3,302,180	836,749	4,138,929	7,086,220
Expenditure on:						
Raising funds						
Generating voluntary income		-	-	5,820	5,820	4,570
Investment management - financial		-	-	34,172	34,172	25,797
Investment management - property		-	-	-	-	16,562
		-	-	39,992	39,992	46,929
Charitable activities						
Loan and grant						
(Decrease)/Increase in the loan bad debt provision	6	(150,416)	358,185	37,285	245,054	117,804
Other loan-related activities		-	124,558	241,540	366,098	273,728
Grant making		-	2,984,055	171,037	3,155,092	6,011,582
		(150,416)	3,466,798	449,862	3,766,244	6,403,114
Development and advocacy						
Capacity building		-	127,130	149,970	277,100	255,766
Impact reporting, evaluation and communications		-	18,161	99,076	117,237	110,632
Research		-	11,313	-	11,313	35,893
Contribution to the Heritage Trust Network		-	-	5,000	5,000	5,000
		-	156,604	254,046	410,650	407,291
Total expenditure on charitable activities		(150,416)	3,623,402	703,908	4,176,894	6,810,405
Total expenditure before gains/(losses) on investments	7	(150,416)	3,623,402	743,900	4,216,886	6,857,334
Net gains/(losses) on investments	13	(116,746)	(77,830)	(22,815)	(217,391)	110,824
Net loss on disposal of investment property	14		-	-	-	(15,065)
Net income/(expenditure)		33,670	(399,052)	70,034	(295,348)	324,645
Transfers between funds	22	33	(29,503)	29,470	-	-
Net movement in funds	22	33,703	(428,555)	99,504	(295,348)	324,645
Reconciliation of funds						
Balances at 1 April 2022		9,325,787	6,225,344	2,070,050	17,621,181	17,296,536
Balances at 31 March 2023	22	9,359,490	5,796,789	2,169,554	17,325,833	17,621,181

All amounts relate to continuing activities.
All recognised gains and losses are included in the Statement of Financial Activities.

The notes on pages 47 to 59 form part of these financial statements.

The Architectural Heritage Fund
Balance Sheet as at 31 March 2023

		2023		2022	
		£	£	£	£
Fixed assets					
Investments	13		6,391,126		4,332,888
Tangible assets	15		6,379		7,150
Intangible assets	16		14,400		-
Programme related investments:					
Loans disbursed for preservation projects	17		9,540,707		9,919,932
Total fixed assets			15,952,612		14,259,970
Current assets					
Debtors:					
Loan interest receivable		231,295		383,392	
Government grants receivable		988,585		1,382,402	
Other accrued income and prepayments		73,687		53,185	
		1,293,567		1,818,979	
Cash at bank and in hand		5,256,826		9,410,655	
		6,550,393		11,229,634	
Creditors: amounts falling due within one year	18	(5,172,172)		(7,863,423)	
Net current assets			1,378,221		3,366,211
Provision	20		(5,000)		(5,000)
Net assets			17,325,833		17,621,181
Funds	21,22				
Endowment fund			9,359,490		9,325,787
Restricted fund			5,796,789		6,225,344
Unrestricted funds					
Designated lending fund		1,537,581		1,502,844	
General fund		631,973		567,206	
			2,169,554		2,070,050
Total funds			17,325,833		17,621,181

The financial statements were approved by the Board and authorised for issue, on 27 September 2023 and signed on their behalf by:

Ros Kerslake
Chair

Date 27 September 2023

Roy Hodson
Chair of the Audit & Risk Committee

Date 27 September 2023

The Architectural Heritage Fund
Statement of Cash Flows for the year ended 31 March 2023

	Note	2023	2022
		£	£
Net cash provided by/(used in) operating activities	**23**	**(2,598,226)**	**(1,238,622)**
Cash flows from investing activities:			
Interest and rents from investments		737,229	624,728
Purchases of investments	**13**	(4,726,125)	(246,145)
Proceeds from investment disposals		573,473	1,396,482
Proceeds from fixed asset investments		-	530,000
Purchases of fixed assets		(2,803)	(10,726)
Purchases of intangible assets		(14,400)	-
Change in long term cash deposits held in the investment portfolio		900,000	(145,000)
Net cash provided by investing activities		**(2,532,626)**	**2,149,339**
Increase/(decrease) in cash and cash equivalents in the year		**(5,130,852)**	**910,717**
Cash and cash equivalents at the beginning of the year		10,479,726	9,569,009
Total cash and cash equivalents at the end of the year		**5,348,874**	**10,479,726**

Analysis of cash and cash equivalents

	2023	2022
	£	£
Cash at bank and in hand	5,256,826	9,410,655
Cash held in investment portfolio	92,048	1,069,071
Total cash and cash equivalents	**5,348,874**	**10,479,726**

Analysis of changes in net debt

	As at 1 April 2022	Cash flows	As at 31 March 2023
	£	£	£
Cash at bank and in hand	9,410,655	(4,153,829)	5,256,826
Cash held in investment portfolio	1,069,071	(977,023)	92,048
Total	**10,479,726**	**(5,130,852)**	**5,348,874**

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.

Where goods and services that would normally be purchased from suppliers are provided to the Charity as a donation, this donation is included in the financial statements as an estimate based on the value of the contribution to the Charity.

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.

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
Based on the latest detailed portfolio analysis, the total capital bad debt provision required is estimated at 18% for the loans falling under the Heritage Impact Fund activities; the capital bad debt provision for the Charity's Endowment Fund activities is estimated at 9 %.

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.

Where there is a change in the bad debt on loan interest receivable for the year, the impact on the unrestricted fund is limited to 8.3% of loan interest income recognised in the year. Any remaining expense is taken against each charitable fund, consistent with each funds' contribution to the lending 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.

Expenditure
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. 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.

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.

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 tangible fixed assets on a straight line basis over their estimated useful lives as follows:

Computer equipment	3 years

Intangible fixed assets
Intangible fixed assets are capitalised when expenditure is more than £2,000. They are initially capitalised at cost and subsequently measured at cost less amortisation. Amortisation is provided at rates calculated to write off the cost, less estimated residual value, of all intangible fixed assets on a straight line basis over their estimated useful lives as follows:

Database Development	5 years

Programme related investments
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.

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 and the current economic environment both continue 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 capital bad debt provision (excluding restricted activities in relation to the Heritage Impact Fund) has only reduced slightly, to 6.0% (2022: 6.5%). See note 6 for details of the impairment provision made.

(ii) Donated goods and services

Donated goods and services are based on an estimate of the value of the contribution to the Charity as per the accounting policy above. During the year the Charity received pro bono legal services from Shearman & Sterling (London) LLP in connection with a potential loan facility for the HIF. These services were valued at £69,623 and the income is included in £71,666 *Donations and legacies from individuals and corporations* on the SOFA.

4 Analysis of government grants receivable

	Endowment fund	Restricted funds	2023 total	2022 total
	£	£	£	£
Historic England : Transforming Places Through Heritage	-	1,978,010	1,978,010	4,848,407
Historic England: Capacity Building	-	33,394	33,394	80,000
National Lottery Heritage Fund: Replan	-	42,158	42,158	34,664
Historic Environment Scotland	-	464,000	464,000	464,000
Cadw: Welsh Historic Environment service	-	350,000	350,000	350,000
Dept for Communities Northern Ireland: Heritage Impact Fund	-	-	-	250,000
Dept for Communities Northern Ireland	-	220,950	220,950	258,450
	-	3,088,512	3,088,512	6,285,521

5 Other grant income

	Endowment fund	Restricted funds	2023 total	2022 total
	£	£	£	£
William Grant Foundation	-	107,000	107,000	-
Garfield Weston	-	58,336	58,336	58,332
The Pilgrim Trust	-	48,332	48,332	48,332
	-	213,668	213,668	106,664

6 Losses on loans and adjustments to the bad debt provision

	Endowment fund	Restricted funds	Unrestricted funds	2023 total
	£	£	£	£
Increase/(decrease) in the loan bad debt provision:				
Loan capital specific	(89,481)	500,139	89,758	500,416
Loan capital general	(65,682)	(180,480)	(66,713)	(312,875)
Loan interest specific	6,363	51,643	19,089	77,095
Loan interest general	(1,616)	(13,117)	(4,849)	(19,582)
	(150,416)	358,185	37,285	245,054

	Endowment fund	Restricted fund	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

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 a general bad debt provision of 6.5% was considered appropriate. The latest portfolio analysis indicates that a general bad debt provision of 6.0% is appropriate against endowment loan balances not specifically provided for in 2022/23.

A 8.3% general bad debt provision was carried against Heritage Impact Fund loans outstanding before 22/23, when the fund was relatively new; this was based on a long term average of historical bad debt charged to the AHF endowment fund. The latest HIF portfolio analysis indicates that a specific bad debt provision is required in respect of two HIF loans at the 22/23 year end and only a minimal general bad debt provision (<1%) is carried against the outstanding loan balances not specifically provided for.

Loans disbursed and loan interest receivable are stated after provisions for impairment amounting to £1,490,251 (2022: £1,521,478).

7 Analysis of total resources expended

	Staff costs (Note 10)	Grants (Note 8)	Direct costs	Publication costs	Heritage Trust Network	Support costs: Premises costs	Support costs: Depreciation	Support costs: Other costs	2023 Total	2022 Total
	£	£	£	£	£	£	£	£	£	£
Resources expended										
Costs of generating funds (unrestricted)	-	-	-	-	-	2,596	277	37,119	39,992	46,929
Loan-related activities	210,738	-	88,185	-	-	6,178	646	305,405	611,152	391,532
Grant making	516,632	2,144,155	397,195	-	-	12,355	1,361	83,394	3,155,092	6,011,581
Capacity building	170,049	-	-	-	-	10,811	1,182	95,058	277,100	255,766
Impact reporting, evaluation and communications	101,623	-	-	4,818	-	1,544	110	9,142	117,237	110,632
Research	-	-	11,313	-	-	-	-	-	11,313	35,893
Net contribution to the Heritage Trust Network	-	-	-	-	5,000	-	-	-	5,000	5,000
2023 total	999,042	2,144,155	496,693	4,818	5,000	33,484	3,576	530,118	4,216,886	6,857,334
2022 total	943,797	5,080,062	414,342	5,703	5,000	32,731	3,576	372,123	6,857,334	

Loan-related activities include a net increase of £245,054 (2022: £117,804) in the provision for bad debts, as detailed in Note 6.

Other support costs include:

	2023	2022
	£	£
General office and administration	59,610	55,277
Accommodation, travel & subsistence	24,795	17,799
Increase in the provision for bad debts	245,054	117,804
Investment property management (external)	-	14,650
Investment management fees (external)	27,966	23,885
Regional support initiative	34,240	34,454
Other costs	120,686	64,866
Governance costs	17,767	43,388
	530,118	372,123

Expenditure on charitable activities was £4,176,894 (2022: £6,810,405) of which £(150,416) (2022: £4,270) was attributable to endowment funds, £3,623,402 (2022: £6,239,621) to restricted funds and £703,908(2022: £566,514) to unrestricted funds.

8 Grants

	Offered £	Withdrawn £	2023 Net charge £	2022 Net charge £
Project grants:				
England				
Transforming Places through Heritage (DCMS)				
Project viability	183,362	(86,983)	96,379	344,622
Project development	1,182,139	(159,097)	1,023,042	1,462,921
Transformational project (incl HDT capital)			-	2,183,489
Crowdfunding challenge	50,000	(5,328)	44,672	90,000
Emergency support grants		(10,277)	(10,277)	15,000
Growing Community Enterprise through Heritage (DCMS)			-	-
Project viability	16,362		16,362	(8,111)
Project development			-	(8,251)
National Capacity Building - HE			-	-
Project viability		(27)	(27)	41,866
Project development		(6)	(6)	33,486
Culture Recovery Fund			-	-
Recovery grants		(49)	(49)	49
Scotland			-	-
Main Scotland (HES)			-	-
Project viability	110,832	(12,669)	98,163	109,083
Project development	219,270	(11,831)	207,439	203,646
Emergency support grants			-	-
William Grant Foundation			-	-
Project viability	37,215		37,215	58,600
Project development	63,765	(1,128)	62,637	41,400
Wales			-	-
Project viability	46,832	(363)	46,469	34,854
Project development	162,735	(25,203)	137,532	148,146
Capital works	150,000		150,000	151,000
Northern Ireland			-	-
Project viability	15,240	(2,524)	12,716	9,929
Project development	27,420	(2,325)	25,095	20,000
Capital works			-	-
Village Catalyst			-	-
Project viability	50,000	(1,540)	48,460	70,000
Project development	120,000		120,000	50,000
Total project grants	2,435,172	(319,350)	2,115,822	5,051,729
Grants to sector partners:				
HTN	28,333	0	28,333	28,333
Total	2,463,505	(319,350)	2,144,155	5,080,062

Number of grants:	2023	2022
Project viability	53	88
Project development	74	91
Transformational project & capital	4	16
Recovery grants	-	1
Emergency support grants	-	1
Other	4	4
	135	201

Restricted grant making expenditure of £2,984,055 (2022: £5,910,333) in the Statement of Financial Activities also includes Support Officer costs and grant related overheads.

9 Net movement in funds

	2023	2022
	£	£
Net movement in funds is arrived at after charging:		
Auditors' remuneration - current year audit	22,000	19,075
Auditors' remuneration - prior year audit	1,275	-
Auditors' remuneration– non-audit services	8,148	13,902
Operating lease charges - land and buildings	25,010	27,142
Operating lease charges- office equipment	3,184	2,797

10 Employees

	2023	2022
	number	number
Average monthly number of employees during the year	21	20
The number of employees whose remuneration exceeded £60,000 was:		
£60,000-£69,999	1	2
£70,000-£79,999	1	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 £349,168 (2022: £334,306).

Staff costs comprise:	2023	2022
	£	£
Salaries	822,139	783,305
Social security costs	87,322	83,178
Pension contributions	64,164	62,061
Other staff costs	25,417	15,253
	999,042	943,797

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 2023 no pension contributions were outstanding (2022: £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: Menna Jones, Gregory Pickup, Ros Kerslake and Karen Latimer .

During the year, 9 Members (2022 - 6) of the Board incurred expenses for travel, accommodation and subsistence amounting to £3,610 (2022: £1,763); none received any remuneration from the AHF.

12 Commitments

Loan commitments The AHF had the following loan commitments at the year end:	2023	2022
	£	£
Contracted but not yet fully disbursed	839,179	1,439,378
Offered but not yet contracted	2,425,750	3,470,000
Total Commitments	3,264,929	4,909,378

12 Commitments (continued)

Operating leases

At 31 March 2023 the total of the AHF's future minimum lease payments under non-cancellable operating leases was:

	2023	2022
Amounts payable:	£	£
Amounts due within one year	28,134	20,958
Amounts due between two and five years	44,546	1,448
	72,680	22,406

In the year ended 31 March 2021 the charity entered into a sublease agreement to rent out office space in relation to its lease at 15 Whitehall, London. There were no amounts receivable at 31 March 2023 and the lease ended on 18 June 2023.

13 Fixed asset investments

	2023	2022
	£	£
Listed investments		
Market Value at 1 April 2022	2,363,817	3,438,140
Additions	4,726,125	246,145
Disposal proceeds	(573,473)	(1,396,482)
Unrealised gains/(losses)	(258,484)	(66,079)
Realised gains/(losses)	41,093	142,093
Market Value at 31 March 2023	6,299,078	2,363,817
Historical cost of investments at 31 March 2023	6,350,086	3,217,846

Additions include £3,289,676 Treasury 0% T-Bills 11/04/2023.

Analysis of investments		
Listed equities	2,560,718	1,892,317
Treasury bills	3,297,410	-
UK investment grade bonds	440,950	471,500
	6,299,078	2,363,817
Cash held in the investment portfolio	92,048	1,069,071
12 Month cash deposits	-	900,000
Market Value of investments at 31 March 2023	6,391,126	4,332,888

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

	2023	2022
	£	£
Unrealised (losses)/gains	(258,484)	(31,269)
Realised (losses)/gains	41,093	142,093
Net (losses)/gains as per Statement of Financial Activities	(217,391)	110,824

Significant investment holdings based on market value at 31 March 2023 were:

	Market Value (£)	Cost (£)
RATHBONE UNIT TRUST MGMT High Quality Bond S Dist	471,500	501,332
Treasury 0% T-Bill 11/04/2023	3,297,409	3,289,676

Market risks

The AHF's exposure to market risks is in line with its investment objective of achieving a real return target of CPI + 2% and improving the long term returns of the assets when compared to cash. To achieve this aim, the AHF maintains a diversified portfolio invested across asset classes.

14 Investment property

	2023	2022
	£	£
Friars Walk, Market Place, Burton upon Trent, Staffordshire: market value at year end		
Fair Value		
At 1 April 2022	-	530,000
Disposal	-	(530,000)
At 31 March 2023	-	-

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. On 3 September 2021, following the sale of the property, the charity realised a loss on disposal of £15,065.

15 Other tangible assets

	Computer equipment £
Cost	
At April 2022	15,746
Additions	2,803
Disposals	-
At 31 March 2023	18,549
Depreciation	
At April 2022	8,596
Charge	3,574
Disposals	-
At 31 March 2023	12,170
Net book value	
At 1 April 2022	7,150
At 31 March 2023	6,379

16 Intangible assets

	Database £
Cost	
At April 2022	-
Additions	14,400
Disposals	-
At 31 March 2023	14,400
Amortisation	
At April 2022	-
Charge	-
Disposals	-
At 31 March 2023	-
Net book value	
At 1 April 2022	-
At 31 March 2023	14,400

During the year, database development costs were incurred, to develop a single application interface. This work was in progress at the year and a further £9,000 was committed to complete the project, which was finished in May 2023.

17 Loans disbursed for preservation projects

	2023 £	2022 £
Loan capital	10,836,460	11,278,153
Loan capital bad debt provision	(1,295,753)	(1,358,221)
	9,540,707	9,919,932

Programme related investments are stated net of provisions of £1,295,753 (2022: £1,358,221) and include £6,468,760 in loans outstanding which are due for repayment after more than one year (2022: £8,012,867). AHF Endowment loan capital outstanding is £7,275,660 (2022: £7,405,872) against which there is a £654,809 (2022: £1,036,822) bad debt provision. Heritage Impact Fund loan capital outstanding is £3,560,800 (2022: £3,872,281) against which there is a £640,944 (2022: £321,399) bad debt provision.

18 Creditors

	2023 £	2022 £
Outstanding non-refundable grant offers	4,936,868	7,414,147
William Grant Foundation - grant programme deferred income	110,000	-
Historic England - Challenge fund advance	-	200,000
Garfield Weston - Support officer and grants programme deferred income	-	58,336
Trade creditors	37,616	67,274
Tax and social security	23,048	23,081
Accruals and deferred income	64,640	100,585
	5,172,172	7,863,423
Deferred income		
Deferred income as at 1 April 2022	63,660	119,268
Amount added	110,000	4,024
Income released in the year	(63,660)	(59,632)
Deferred income as at 31 March 2023	110,000	63,660

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

19 Creditors greater than 1 year

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. During the year and up to the date of signing this report there was no draw down on the loan facility (2022: £Nil). The company remains compliant with its loan covenants.

20 Provision

	2023 £	2022 £
Provision		
Balance as at 1 April 2022	5,000	5,000
Balance as at 31 March 2023	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 July 2020 we secured a new tenant and the provision was updated to reflect our latest estimated obligations until the end of the lease.

21 Analysis of net assets by fund

	Endowment Funds £	Restricted Funds £	Unrestricted Funds £	Total Funds 2023 £
Fund balances at 31 March 2023 represented by:				
Fixed assets - programme related investments	7,078,851	2,153,856	308,000	9,540,707
Fixed assets - investments	1,512,144	4,438,032	440,950	6,391,126
Fixed assets - computer equipment	-	-	6,379	6,379
Fixed assets - database			14,400	14,400
Current assets	768,495	4,251,769	1,530,129	6,550,393
Current liabilities		(5,046,868)	(125,304)	(5,172,172)
Provision	-	-	(5,000)	(5,000)
Total net assets	9,359,490	5,796,789	2,169,554	17,325,833

	Endowment Funds £	Restricted Funds £	Unrestricted Funds £	Total Funds 2022 £
Fund balances at 31 March 2022 represented by:				
	-	-	-	-
Fixed assets - investment property	6,809,050	3,030,882	80,000	9,919,932
Fixed assets - programme related investments	858,028	2,000,000	1,474,860	4,332,888
Fixed assets - investments	-	-	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)
Non current liabilities	-	-	-	-
Provision	-	-	(5,000)	(5,000)
Total net assets	9,325,787	6,225,344	2,070,050	17,621,181

22 Analysis of funds

	Unrestricted funds				
	Designated lending fund £	General fund £	Restricted fund £	Endowment fund £	Total £
Balance at 1 April 2022	1,502,844	567,206	6,225,344	9,325,787	17,621,181
Net movement of funds for the year:					
Loan bad debt write-offs and provisions	-	(37,285)	(358,185)	150,416	(245,054)
Surplus/(deficit) for the year	-	130,134	36,963	-	167,097
Gains/(losses) on investments	-	(22,815)	(77,830)	(116,746)	(217,391)
Transfers between funds	34,737	(5,267)	(29,503)	33	-
Balance at 31 March 2023	1,537,581	631,973	5,796,789	9,359,490	17,325,833

Transfers between funds

As a result of additional funding received in the year from the Department for Communities (NI) towards administration costs associated with HIF lending in Northern Ireland since 2019, a transfer of £29,503 was made from the restricted fund to the unrestricted fund .

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 2023, £34,737 (2022: £49,545) was transferred from the general fund to the Designated lending fund. £33 (2022: £4,648) was transferred from the general fund to the endowment fund in agreement with Historic England, being the reallocation of certain withdrawn grant offers.

22 Analysis of funds (continued)

Endowment fund

Source	Geographical area	2023 £
Restricted for lending in geographical areas		
Historic England		5,136,821
The Department for Digital, Culture, Media & Sport (DCMS)		435,000
	England	5,571,821
Historic Environment Scotland	Scotland	2,797,489
Cadw: Welsh Historic Environment service	Wales	443,126
Not geographically restricted		
UK Government	UK-wide	547,054
		9,359,490

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

	England £	Scotland £	Wales £	UK-wide £	Total £
Balance at 1 April 2022	5,508,111	2,819,652	446,636	551,388	9,325,787
Loan capital bad debt provisions - specific	89,481	-	-	-	89,481
Loan capital bad debt provisions - general	47,897	13,135	2,081	2,569	65,682
Loan interest bad debt provisions - specific	(6,363)	-	-	-	(6,363)
Loan interest bad debt provisions - general	1,616	-	-	-	1,616
(Losses)/Gains on investment	(68,954)	(35,298)	(5,591)	(6,903)	(116,746)
Transfer of funds	33	-	-	-	33
Balance at 31 March 2023	5,571,821	2,797,489	443,126	547,054	9,359,490

Restricted funds

	Balance at 1st April 2022 £	Income £	Expenditure £	Gains/(losses)	Transfers £	Balance at 31st March 2023 £
Grants in support of core initiatives:						
Historic England: Transforming Places Through Heritage	-	1,978,010	(1,929,433)	-	-	48,577
Historic England: Capacity Building	-	33,394	82	-	(33)	33,443
Historic Environment Scotland	-	464,000	(464,000)	-	-	-
Cadw: Welsh Historic Environment Service	-	350,000	(350,000)	-	-	-
Dept for Communities Northern Ireland (NI)	19,178	-	(19,178)	-	-	-
Dept for Communities NI Village Catalyst	-	177,450	(173,460)	-	-	3,990
Dept for Communities NI: Heritage Impact Fund	912,000	43,500	(54,960)	-	(29,470)	871,070
Historic England: Heritage Impact Fund	316,000	-	(187,521)	-	-	128,479
Historic Environment Scotland: Heritage Impact Fund	447,304	-	(26,249)	-	-	421,055
Cadw: Heritage Impact Fund	317,000	-	(14,386)	-	-	302,614
National Lottery Heritage Fund: Heritage Impact Fund	2,160,000	42,158	(139,174)	-	-	2,062,984
DCMS GCETH	16,362	-	(16,362)	-	-	-
Garfield Weston	37,500	58,336	(93,576)	-	-	2,260
The Pilgrim Trust	-	48,332	(48,332)	-	-	-
Reclassified England lending funds	1,000,000			(38,915)		961,085
Reclassified Scotland lending funds	1,000,000			(38,915)		961,085
	6,225,344	3,195,180	(3,516,549)	(77,830)	(29,503)	5,796,642
Grants in support of the Tailored Support Fund						
William Grant Foundation	-	107,000	(106,853)	-	-	147
Restricted funds total	6,225,344	3,302,180	(3,623,402)	(77,830)	(29,503)	5,796,789

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 supports 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 2023 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 ran until March 2023. The programme focused 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 AHF's grant programmes offer advice and guidance alongside and sometimes in lieu of grant funding, across England, Scotland, Wales and Northern Ireland. This support 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. Programmes in each of the four nations are led by a Development Manager, with Support Officers working under the Manager in England and Scotland.

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, when two additional grants were awarded, fully expending the funding available.

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 £100,000 in grants per annum since, renewed in bi-annual tranches, with 7% overhead support.

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

	2023 £	2022 £
Net income/(expenditure) for the year	(295,348)	324,645
Adjustments for:		
Depreciation	3,574	3,576
Net losses/(gains) on investments	217,391	(76,014)
Interest and rents from investments	(737,229)	(624,728)
(Increase)/decrease in debtors	904,637	(584,427)
Increase/(decrease) in creditors	(2,691,251)	(281,674)
(Decrease)/increase in provisions	-	-
Net cash provided by/(used in) operating activities	(2,598,226)	(1,238,622)

The Architectural Heritage Fund
ahfund.org.uk
Tel: 020 7925 0199
Email: ahf@ahfund.org.uk

The Architectural Heritage Fund
Company Number:1150304
Charity Number: 266780
Scottish Charity Number: SC043840
Financial Services Register number: 707421

THE ARCHITECTURAL HERITAGE FUND

England & Wales - Charity number 266780

Accounts

AHF Transforming Heritage

Trustees' Annual Report and Accounts

Year ended 31 March 2022

The Architectural Heritage Fund

Company Number:1150304
Charity Number: 266780
Scottish Charity Number: SC043840

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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.

Elizabeth Peace, Chair

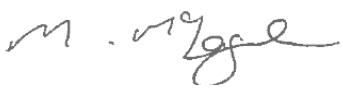
3. Chief Executive's highlights from the year

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 Kerslake, 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.

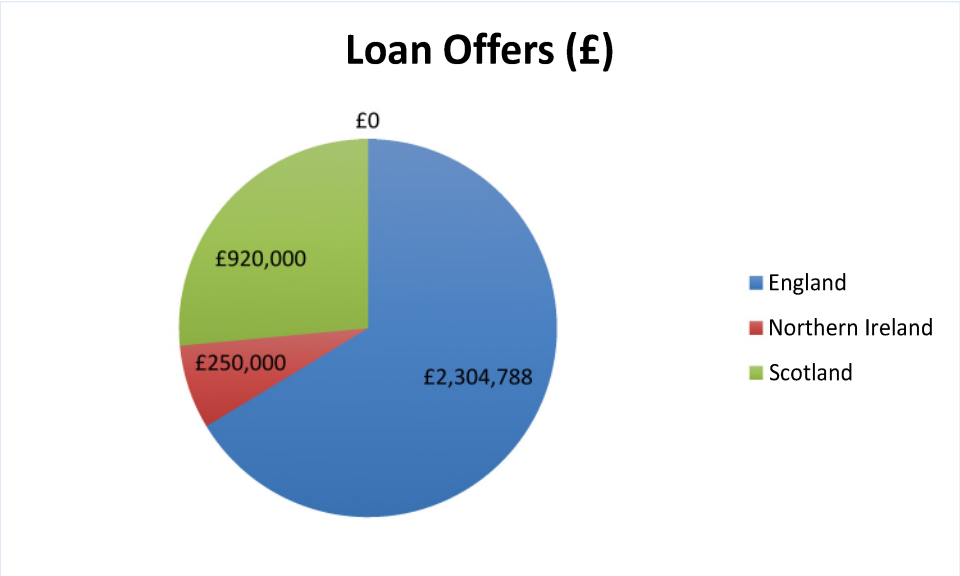
During the past year, the AHF made 201 grant offers across England, Scotland, Northern Ireland and Wales, totalling £5,442,826 and 14 loan offers, totalling £3,474,788. This increase is largely the result of increased grant activity in Wales and Northern Ireland, alongside ongoing activity in England 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.bonaccordbaths.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, Country 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 Calfinaidd, Llithfaen, Gwynedd

Grade II*
Project Development Grant - £5,000 (2017)
Capital Works Grant - £40,000 (2020)
Capital Works Grant - £41,000 (2021)

Capel Methodistiaid Calfinaidd 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.

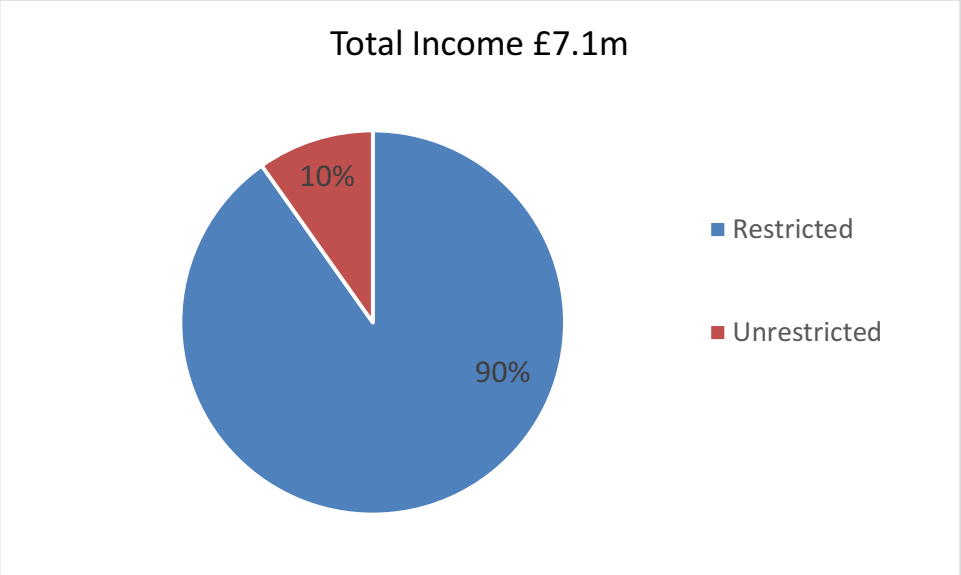
Whilst grant-making expenditure of £6 million was £1.6 million less than the previous year it was significantly ahead of 2019/20 (£4.5 million) reflecting both TPtH activity and the continued expansion of our other grant and support programmes over the last two years.

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.

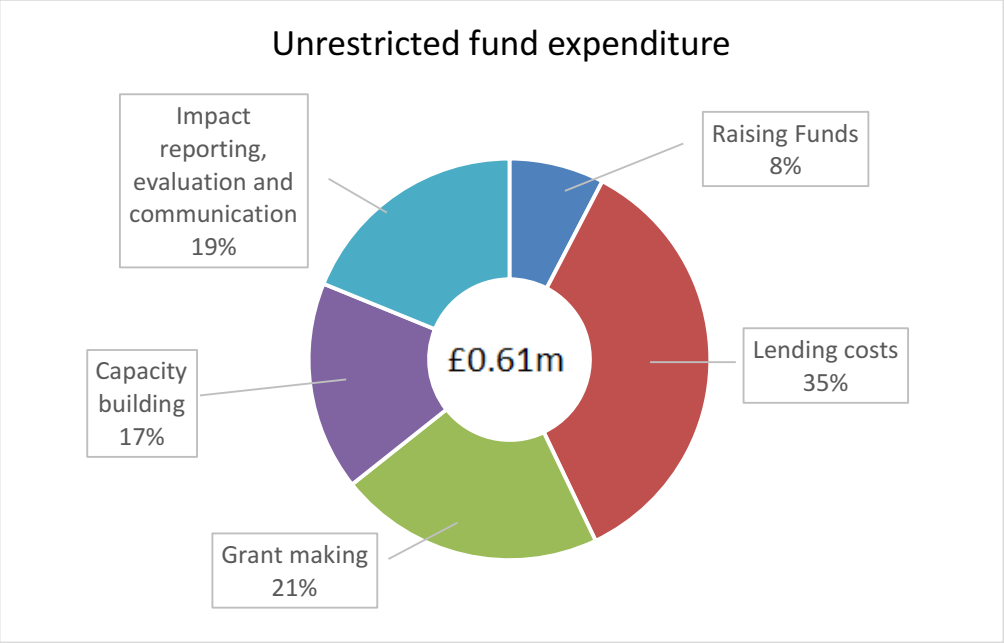
The HIF also benefitted from a further £0.25m (2021: £0.2m) investment by the Department for Communities, which will support lending to projects in Northern Ireland.

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

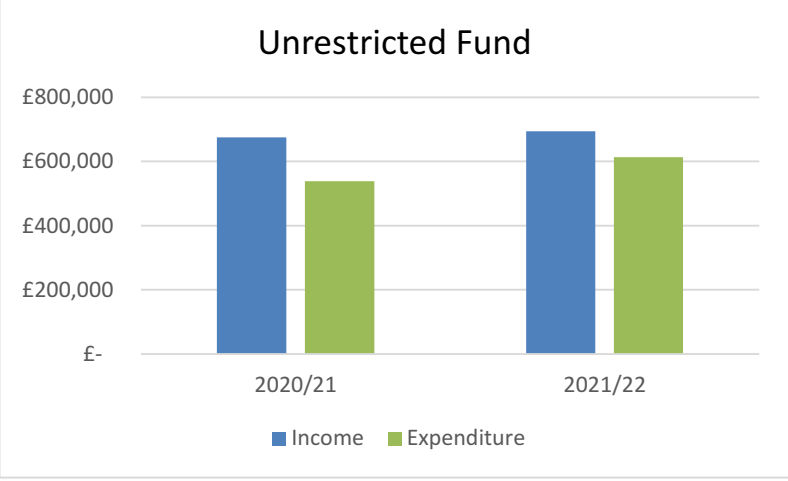


Total expenditure on charitable activities and raising funds was £6.9 million (2021: £8.4 million). Again, this decrease was expected following the exceptional levels of grant making activity in 2020/21. In addition to the £1 million Culture Recovery Fund grants, we distributed additional grants through 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.

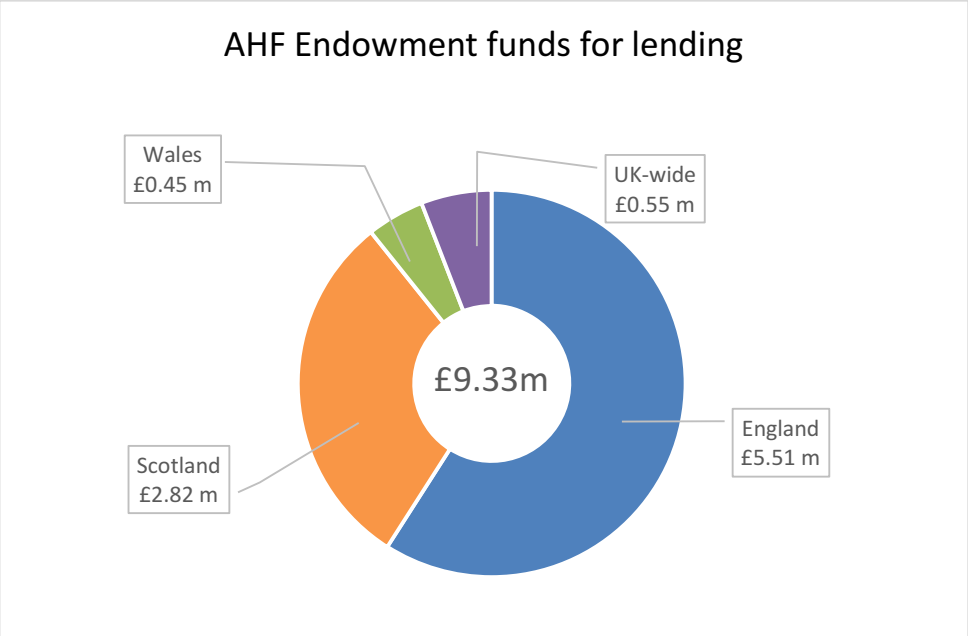
Fig 4. Unrestricted fund income and expenditure



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.	Canters	£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 Kington (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	Fydell 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.	Canters	£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
Bridgewater 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	Recconect 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 Leanchoil Trust	Leanchoil 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

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 Morriston Congregation CIO	Tabernacle Chapel Morriston	£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 Cloughey 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 Cloughey 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

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.

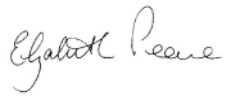
In so far as the trustees are aware:

- 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.

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:

- 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.

- 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.

Moore Kingston Smith LLP

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.

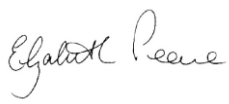
All recognised gains and losses are included in the Statement of Financial Activities.

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		**2,149,339**	**655,862**
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		**10,479,726**	**9,569,009**

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	**10,479,726**	**9,569,009**

Analysis of changes in net debt

	As at 1 April 2021	Cash flows	As at 31 March 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	**9,569,009**	**910,717**	**10,479,726**

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.

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.

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.

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 generate 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.

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 Imact 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).

7 Analysis of total resources expended	Staff costs (Note 10)	Grants (Note 8)	Direct costs	Publication costs	Heritage Trust Network	Support costs: Premises costs	Support costs: Depreciation	Support costs: Other costs	2022 Total	2021 Total
	£	£	£	£	£	£	£	£	£	£
Resources expended										
Costs of generating funds (unrestricted)	-	-	-	-	-	2,537	277	44,115	46,929	62,584
Loan-related activities	192,030	-	24,638	-	-	6,039	646	168,179	391,532	399,047
Grant making	495,920	5,080,062	353,811	-	-	12,077	1,361	68,350	6,011,581	7,650,790
Capacity building	166,620	-	-	-	-	10,568	1,182	77,396	255,766	225,754
Impact reporting, evaluation and communications	89,227	-	-	5,703	-	1,510	110	14,082	110,632	100,031
Research	-	-	35,893	-	-	-	-	-	35,893	-
Net contribution to the Heritage Trust Network	-	-	-	-	5,000	-	-	-	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	6,857,334	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.

8 Non-refundable grants

	Offered £	Withdrawn £	2022 Net charge £	2021 Net charge £
Core initiatives:				
England				
Transforming Places through Heritage (DCMS)				
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
Growing Community Enterprise through Heritage (DCMS)			-	
Project viability	8,500	(16,611)	(8,111)	-
Project development	-	(8,251)	(8,251)	-
National Capacity Building - HE			-	
Project viability	43,133	(1,267)	41,866	78,600
Project development	36,867	(3,381)	33,486	20,039
Cultural Recovery Fund			-	
Recovery grants	3,162	(3,113)	49	1,000,000
Scotland			-	
Main Scotland (HES)			-	
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
William Grant Foundation			-	
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
Village Catalyst			-	
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.

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

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
	22,406	157,908

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
	22,406	157,908

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	2,363,817	3,438,140
Historical cost of investments at 31 March 2022	3,217,846	3,153,627
Analysis of investments		
Listed equities	1,892,317	2,691,352
Treasury bills	-	-
UK investment grade bonds	471,500	746,788
	2,363,817	3,438,140
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	4,332,888	4,246,550

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	110,824	432,913

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	-	530,000

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.

15 Other tangible assets

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

16 Loans disbursed for preservation projects

	2022 £	2021 £
Loan capital	11,278,153	9,612,695
Loan capital bad debt provision	(1,358,221)	(1,283,782)
	9,919,932	8,328,913

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
	7,863,423	7,995,882

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	63,660	119,268

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
	-	149,215

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.

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				
	Designated lending fund	General fund	Restricted fund	Endowment fund	Total
	£	£	£	£	£
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 reclassifife 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.

21 Analysis of funds (continued)

Endowment fund

Source	Geographical area	2022 £	2021 £
Restricted for lending in geographical areas			
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
Not geographically restricted			
UK Government	UK-wide	551,388	543,004
		9,325,787	11,196,907

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	5,508,110	2,819,652	446,636	551,388	9,325,787

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
	3,965,780	6,392,185	(6,132,621)	2,000,000	6,225,344
Grants in support of the Tailored Support Fund					
William Grant Foundation	107,000	-	(107,000)		-
Restricted funds total	4,072,780	6,392,185	(6,239,621)	2,000,000	6,225,344

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
ahfund.org.uk
Tel: 020 7925 0199
Email: ahf@ahfund.org.uk

The Architectural Heritage Fund
Company Number:1150304
Charity Number: 266780
Scottish Charity Number: SC043840
Financial Services Register number: 707421

THE ARCHITECTURAL HERITAGE FUND

England & Wales - Charity number 266780

Accounts

AHF Transforming Heritage

Trustees' Annual Report and Accounts

Year ended 31 March 2021

The Architectural Heritage Fund

Company Number:1150304
Charity Number: 266780
Scottish Charity Number: SC043840

Annual Report and Accounts 2020/21

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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 re-use 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

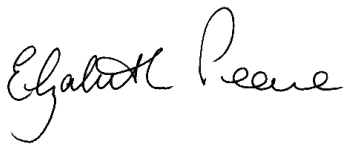
As it has been for nearly everyone, the past year has been an enormous challenge to the AHF and the projects we support. There have been numerous false dawns, with the pandemic supposedly behind us, only for it to rebound again after a short period of respite. This has been hugely challenging for us all, both in terms of planning for the recovery and also in terms of the overall morale of everyone we are working with. Despite this, everyone has responded brilliantly to this most trying of times and I must take the opportunity to thank the Department for Digital, Culture, Media and Sport, the National Lottery Heritage Fund and the statutory agencies across the UK – including Department for Communities Northern Ireland, Historic England, Historic Environment Scotland and Cadw – for their vital extra investments into heritage projects to help them through the pandemic. We are also grateful for the ongoing support from foundation and trust supporters, including the Garfield Weston Foundation, Pilgrim Trust and William Grant Foundation.

As well as helping to distribute some of these emergency funds, the AHF team has been incredibly busy in continuing to award new grants and loans to projects throughout the UK. In fact, this year has seen us award the most funding ever. Despite the pandemic, communities across the country continue to bring forward ideas for regenerating much loved historic buildings.

Away from COVID-19, we have continued to develop initiatives to address long-term challenges and issues. We published our first Environmental Strategy and action plan, setting out how we will address the ever more urgent problems facing us because of climate change. Building reuse has an important role to play here and it is good to see mainstream opinion beginning to recognise this through initiatives such as *The Architects' Journal's* 'Retro First' campaign. We also reviewed the AHF's Equality, Diversity and Inclusion policies, creating a new vision statement and action plan which will help us to become a more diverse organisation ourselves but also assist the many projects with whom we work. In recent years, we have made efforts in becoming more diverse at Board level but we know the issue is broader than this and will also involve a collaborative effort with our partners in affecting genuine change at local, regional and national level.

Despite the challenges of recruiting and working remotely, I was really delighted to be able to bring on board three new trustees, Carole-Anne Davies, Neal Shasore and Greg Pickup. Each brings significant new experience and perspectives to the Board's work that will be invaluable as we help our client organisations to navigate the post COVID-19 environment. My thanks also to the trustees on our Audit and Risk Committee, and Grants and Credit Panels for the significant efforts they have made during this very trying year.

I do hope you enjoy reading about the projects we have supported. I am always heartened to see efforts to reuse many of our wonderful heritage assets, whether they are new uses for the high street or the retention of old uses through the community buy-out of a much-loved pub. The past eighteen months seems to have taught us to appreciate better the heritage buildings and places within our communities – let's hope that is a legacy that sticks with us.



Elizabeth Peace, Chairman

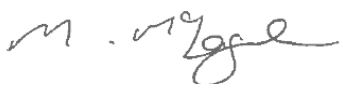
3. Chief Executive's highlights from the year

Despite the tumultuous year we have all faced due to COVID-19, we have witnessed a huge effort on the part of so many people and organisations to work together to try and lessen the impact. The investments the UK Government has made through the Culture Recovery Fund, along with the devolved administrations, have been unprecedented in scale and have undoubtedly saved many organisations and institutions - along with the historic buildings and sites they care for. Those investments have been a lifeline to so many.

I am hugely grateful to my team for delivering the funding and advice we have given this year. We have not been unique among funders in managing the hugely demanding situation of increasing demand for our advice while making a significant additional number of funding awards (whilst also keeping our existing funding programmes open and being part-time teachers, carers and various other non-official roles!). However, I am no less overawed by my team's positivity, grit and – most of all – supportiveness and kindness towards each other during the past year.

There is still much work to do. COVID-19 has exposed the inequalities that affect many of our cities, towns and villages and has exacerbated long-standing trends on our high streets. Back in the spring we hosted an online conference with a range of partners and the *Financial Times* journalist Martin Sandbu. The event looked at the issues affecting many of our towns and high streets and what the government's Levelling Up agenda might do to address some of the challenges. Although there was recognition that long-standing problems were not going to be solved overnight, there was consensus that the heritage assets and the not-for-profit sectors had a significant role to play in creating and maintaining attractive and prosperous places that can turn around long-term decline.

I hope, like me, you are getting out and seeing places again. Many of the organisations we support rely on visitor spend and events; building these income streams back up again will be critical. However, what the past year has shown is the enormous role heritage assets play and will continue to play within communities. We know they will be as important in the recovery as they were in the midst of the crisis.



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.

The past year saw us award 290 grants totalling £7,650,790 to 254 organisations; the largest amount in the AHF's history. This was partly a consequence of unbudgeted emergency funding (see the case study on the various emergency and additional funds we awarded during the year) being distributed through the organisation, coupled with the fact that the year was already budgeted to be the largest for spending for our most sizable programme, the Transforming Places through Heritage programme focused on high street and town-centre regeneration.

In Wales, we were incredibly pleased to agree a new funding agreement with Cadw that will invest up to £350,000 each year in the Welsh programme, leading to a nearly ten-fold increase in early-stage project support. There will also be a limited number of capital awards. This new award is an endorsement of the relationship we have been building with Cadw in recent years and will enable us to support a much higher number of projects, and at greater depth. We were also able to award £345,000 in grants to projects in Wales during the year, significantly enabled by in-year funding from Cadw associated with COVID-19 recovery; the Heritage Impact Fund also received £150,000 of new funding to support social investments. One of the new grant awards in Wales was to Slate Heritage International, to explore possible uses for the Grade II* listed Maenofferen slate dressing mill; an area that has recently been granted World Heritage site status, in recognition of its slate mining and industrial heritage.

In the Transforming Places through Heritage programme, we awarded three new Heritage Development Trust pilot grants. These grants help support the creation and expansion of new social enterprise property developers, which focus on the regeneration and management of heritage assets. The three new awards went to Heritage Lab (in Ramsgate), Heart of Hastings and Heritage Lincolnshire. Each will use the funding to make a step-change in their plans to grow and scale to deliver more heritage-regeneration projects and community benefits in the areas they operate. Five new Transformational Project Grants were also awarded, including to Refugee Action to help them create a new office and project space from a disused bank in the centre of Harlesden. We also distributed £80,000 of grants, thanks to funding from Historic England, through the Heritage Assets into Community Ownership (HACO) programme.

In Scotland, our strong relationships with Historic Environment Scotland and the William Grant Foundation continued. We were able to make a number of additional awards thanks to an in-year uplift of £200,000 from Historic Environment Scotland. Funding awards helped us to support a number of community asset and town-centre regeneration projects, including a new loan to Jedburgh Community Trust's Port House project that will help fund the regeneration of the Port House into a multi-use office and co-working space for the town's social enterprise and not-for-profit organisations.

Additional funding of £270,000 from the Department of Communities' Historic Environment Division through its COVID-19 Culture, Arts, Languages and Heritage Fund allowed the AHF to support a wide range of valuable community and heritage-led regeneration projects across Northern Ireland, aiding the recovery and renewal phase. Led by a diverse group of charities and social enterprises, the funded projects were all focused on the short- and long-term revival of Northern Ireland's villages, towns and cities through the reuse of heritage assets. One of the awards went to North Belfast Working Men's Club, helping it fund urgent roof repairs to allow it to continue serving the community of one of the UK's most deprived wards.

The AHF itself was also generously supported by a £2m investment from the Department of Digital, Culture, Media and Sport, through Historic England. One million of this funding was for the distribution of business planning grants to organisations impacted by the crisis, while another million has supported our endowment for lending, specifically focused on addressing bad debt that arises due to the COVID-19 crisis. We are very grateful for this support.

Fig 1. Aim 1: Selected Annual Plan Key Performance Indicators 2020/21

KPI	Result
Programme spend profiles met	Achieved
COVID-19 emergency funding allocated in full	Achieved
AHF endowment – no lending target due to COVID-19	£2.2m offered
Heritage Impact Fund – no lending target due to COVID-19	£1.988 offered

Fig 2. Loan offers by country 2020/21

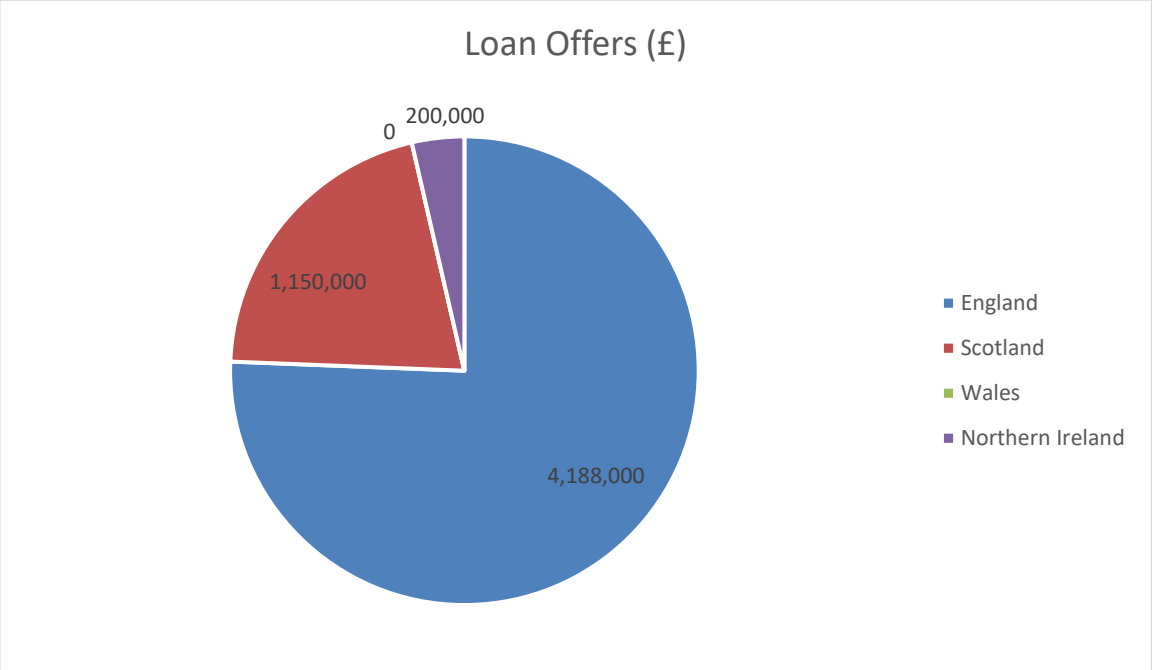


Fig 3. Breakdown of loan offers/contracted loans 2020/21

Organisation	Buildings	Loan Offer (£)
England		
House of Illustration	New River Head, Amwell Street, London	1,000,000
Bury St. Edmunds Town Trust (loan and further advance)	11 High Baxter Street, Bury St Edmunds	230,000
Great Grimsby Ice Factory Trust	Peterson's Smokehouse Henderson Street and Building 89 Wharncliffe Road, Grimsby	175,000
Tyne and Wear Building Preservation Trust	177 High Street West and 1-2 Villiers Street, Sunderland	133,000

White Rock Neighbourhood Ventures	The Observer, 53 Cambridge Road, Hastings	1,000,000
White Rock Neighbourhood Ventures (extension)	The Observer, 53 Cambridge Road, Hastings	£350,000
CEDE Foundation	Former Church of St. Ignatius of Antioch	£150,000
Grizedale Arts	The Farmer's Arms, Spark Bridge, Ulverston	400,000
Romsey and District Buildings Preservation Trust	Bargain Farmhouse, Nursling, Hampshire	250,000
Sub-total		**£3, 688, 000**

Scotland

Haining Charitable Trust	Haining House, The Haining Estate, Selkirk	250,000
Falkland Stewardship Trust	The East Lodge, Falkland Estate, Falkland, Fife	100,000
Artists Collective Gallery	Old Observatory House, Calton Hill, Edinburgh	300,000
Above Adventure Ltd	Grange Church, Woodstock Street, Kilmarnock	500,000
Sub-total		**£1, 150, 000**

Northern Ireland

Rathfriland & District Regeneration Co. Ltd.	Chandler's House, Church Square, Rathfriland, Newry	200,000
Sub-total		**£200, 000**

Offers not proceeding

Spitalfields Historic Buildings Trust	212-218 Cable Street, London E1	500,000
	TOTAL OFFERS	**£5,538,000**

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.

There has been a great deal of focus in the past year on assisting organisations to stay afloat. Some of this assistance has been delivered through our own team or aided by business support funding; there has also been a significant increase in demand for our business re-appraisal service, Re-Plan, which we deliver in partnership with the Social Investment Business.

Despite the focus on assisting organisations to keep existing projects going, the year still saw strong demand for both loans and grants from those wanting to start or develop new schemes. We continued to keep existing programmes open to meet this demand, although, working alongside projects, there was clearly a need to think through the potential impact of COVID-19 on any assumptions that they had made.

In Northern Ireland we completed a pilot programme, the Village Catalyst, in partnership with the Department of Agriculture, Environment and Rural Affairs (DAERA) and the Department for Communities (DfC). Four projects were selected in the pilot over the past two years, all involving historic buildings at risk, and all seeking to deliver on DAERA's Targeting Rural Poverty and Social Isolation Framework. The projects include Caledon Regeneration Partnership, which is seeking to turn the Woolstore Building into a childcare facility; Rathfriland Development Trust's redevelopment of

Chandler's House as affordable housing; and Gracehill Old School Trust which is working with the NOW Group to create tourist accommodation within the village's former Post Office, to be run by young adults with learning difficulties and autism.

In England, the Transforming Places through Heritage programme continued in a vital year for the programme. The need for the programme, which focuses on high street and town-centre projects, has been brought into even sharper focus as the impact of COVID-19 accelerated and compounded many pre-existing problems. Although in many respects it was another year of struggle for town centres, there were hopeful signs, such as the increase in home working, that potentially offer a more positive way forward for the future of some locations that have lost employment in recent years.

We funded a range of exciting high street projects, including Nudge Community Builders in their development of the Millennium Building in Union Street Plymouth. Nudge is seeking to bring it back into use as a cultural and creative space that supports the local economy and which will help 'make Union Street a street the whole world loves'. A number of 'Transformational Capital Project Grants' were also awarded, including to the Heritage Development Trust, Valley Heritage, for the L&Y project in Bacup town centre. The project will see the creation of new co-working spaces and supported housing for local young people at risk of homelessness in a magnificent former bank building. Through our partnership with Coops UK, Power to Change and the Community Shares Booster, we also supported investments into a number of community share offers, including the Exchange in Erith for the transformation of the former town centre library into a space for community led programmes and the community buy out of the Railway Inn in Saffron Walden.

Although the intended launch of the Open High Streets programme had to be cancelled due to COVID-19, the programme partnership of Heritage Trust Network, Locality and Stir to Action managed to deliver seven online events during the year and later this autumn will see the re-launch of in-person events.

Despite a slowdown in the first quarter as people were adjusting to the first lockdown, new loan applications began to come forward later in the year and the Heritage Impact Fund reached the significant milestone of having made £5m in offers since its launch in 2019.

Among the loans made during the year was one to Grizedale Arts to help them purchase the Farmer's Arms pub in the Lake District. An important Grade II-listed former coaching inn, Grizedale Art's vision will see it become a new arts space, workshop and visitor accommodation, whilst at the same time incorporating its role as a community pub. The project offers an exciting new type of pub format for this rural community, one that could potentially be replicated and adapted within other locations.

In Jedburgh, in the Scottish Borders, we were pleased to support Jedburgh Community Trust's Port House project. Formed in 2002, Jedburgh Community Trust is a charity working to support the economic development of the town and save local heritage buildings for use by the community. A £100,000 loan is helping them in transforming a Category A-listed three-story architectural gem into a community resource centre.

In Wales there was further focus on heritage-led regeneration of key town-centre buildings, including the Grade II* Cardigan Markethall. The AHF is assisting by providing cashflow finance during the delivery phase of modernisation and restoration, through a loan of £200,000 from our Heritage Impact Fund (HIF). Amongst other elements, these improvements will support the development of the Upper Market

area into a food court celebrating Welsh produce and culinary offerings and will improve trading facilities by introducing incubator units and pop up spaces.

Fig 4. Aim 2: Annual Plan KPIs 2020/21

KPI	**Result**
95% of clients finding our advice and support helpful	100% of clients completing grants are highly satisfied with our advice
Delivery of online Open High Streets capacity building programme and co-funding of HTN conference	OHS: Seven events with 277 attendees HTN conference: 100 attendees
Development of pilot housing project in Wales	Delayed due to COVID-19. To be taken forward next financial year.

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.

During the year we developed a new Environmental Policy, setting out new goals and intentions for how we intend to address the climate crisis. The policy includes developing an action plan for how we ourselves will reach net-zero and how we will support the projects we work with to incorporate sustainability goals into their projects. Part of our efforts have included becoming part of the Fit for the Future partnership, a network of organisations working together to decarbonise, adapt to climate change and drive positive environmental impacts. We intend to report on progress at least annually, including through our Annual Review.

"The climate crisis is the gravest threat facing human society today. All of us have a part to play in addressing this challenge, including organisations, big and small. We believe our work on the regeneration and adaptation of historic buildings is more vital than ever: not only safeguarding important heritage, but using these assets to create new spaces, avoiding the costly environmental damage arising from unnecessary demolition." *-Matthew Mckeague CEO*

We also began work on a new Equality, Diversity and Inclusion vision and Equality Policy. We know that the heritage and social investment sectors need to do more to become more representative of the population at large and to ensure our funding and advice is equitably distributed. It is therefore a vital part of delivering our charitable aims that we deliver our funding and support into all communities, actively working to remove any barriers.

We actively worked alongside our partners during the year, including the statutory agencies within the four parts of the UK. We were able to help distribute emergency and additional funds (on top of existing budgets) that had become available as a result of COVID-19. Despite the challenges, the experience has helped to strengthen our relationships with key funders across the UK. In the case of Cadw in Wales, we believe our partnership during this critical time helped make the case for further investment into social enterprise and heritage-led regeneration projects.

Despite the demands of delivering emergency funding, we continued to look at strengthening our internal systems and processes. This included ongoing work to improve our grants and loans database and updating our health and safety policy and risk assessments in light of the pandemic. We also signed the Institute of Voluntary Action Research's eight 'flexible funder' commitments, which set out how we will work to simplify our funding requirements and ease the administrative burden faced by charities and social enterprises applying to us for funding.

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

- Neal Shasore – Head of School and CEO of London School of Architecture
- Carole-Anne Davies – CEO of Design Commission for Wales
- Greg Pickup – CEO of Heritage Lincolnshire

Each brings significant experience across the fields of architecture, design and community-led heritage regeneration.

Fig 6. Aim 3: Annual Plan KPIs 2020/21

KPI	**Result**
Publish environmental policy	Achieved

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

We updated our overall approach to evaluation during 2020-21, with the development of our new Evaluation Strategy. This is clearly linked back to our Strategy for 2020-23 and includes:

- A logic model of Key Performance Indicators;
- A synopsis of our approach to evaluating our different programmes, including grant and loan schemes, running across the UK; and
- The use of case studies to dive deeper into the impact of individual projects.

Supporting the Evaluation Strategy is an annual Impact Report that analyses our progress, including against the logic model indicators, and reports on the difference our funding has made to projects and to communities. We are also publishing interim reports on major programmes, including the Transforming Places through Heritage Programme; see the Year One Report on the work and impact delivered to date. The Transforming Places Year 2 Report is forthcoming and also explores any barriers or challenges, such as the impact of COVID-19 on the high street, to facilitate broader learning about the revitalisation of town centres.

The AHF website now hosts twenty-seven individual case studies of projects we have supported or are currently supporting, with fifteen new ones produced during the year. These include early-stage projects such as Provision House in Dudley and the completed British Linen Bank building in Glasgow, each providing a snapshot into different projects and buildings and the organisations behind them. Studies such as these play a vital role in providing valuable insights into how organisations have gone about the process of regenerating historic buildings, and we will continue to publish new studies over the next year.

We continue to make the case for innovative aspects of our work, particularly to government and partner funders, including the Heritage Development Trust programme. This initiative supports the development of sustainable social enterprise property developers with a focus on heritage assets. The Heritage Development Trust pilot is currently funded through the Transforming Places through Heritage programme but has scope to be delivered across the UK. 2020-21 included developing a film on HDTs and planning an event to highlight the potential of the model in supporting the levelling up agenda and a range of place based regeneration initiatives across the UK.

Significant milestones from Annual Plan 2020/21

KPI	**Result**
Develop 2020/21 Impact Report	Achieved: Report was published in April 21
Publish Transforming Places… Year 1 Report	Achieved
Increase Twitter followers to 6500 and Instagram to 1500	Partly achieved. Twitter: 6806. Instagram: 1142
Create 10 new project case studies	Achieved

5 Our portfolio – case studies for across the UK

England

Grizedale Arts – Farmer's Arms, Lowick Green, Ulverston, Cumbria

Grade II
Project Viability Grant, £8,100 (2020)
Loan, £400,000 (2020)

Located in the Lake District National Park between the villages of Lowick Green and Spark Bridge, the Grade II-listed 17th-century Farmer's Arms public house was at risk of being lost to residential development. Previously run as a traditional pub and B&B, the previous tenants vacated until in 2020 the AHF assisted Grizedale Arts in quickly acquiring the building, which is now set to be brought back to life as a mixed-use pub and B&B with workshop and community arts space.

Grizedale Arts is a charitable arts organisation based in Coniston, Cumbria. Established in 1969 to deliver site-specific art activity programmes in Grizedale Forest, their activity has expanded in generating cultural activity of all kinds at a local, national and international level. Grizedale Arts' acquisition is set to reinvent the way the UK's long-term redundant rural inns and pubs are brought back to life. Grizedale are looking to extend their much celebrated work by using the Farmer's Arms as an arts venue for courses, training for local people, including working with textiles, furniture, pottery, and food and drink. Outdoor spaces will be redeveloped to host varied community activities and to grow some produce for use in the pub. The restoration of The Farmer's Arms offers a blueprint for many other pubs threatened with closure due to the recession and Covid-19.

The AHF provided a grant of £8,100 towards a Project Viability Study that allowed Grizedale Arts to make an informed decision about the pub's condition, value and sustainability and assured them that the proposed use was viable. A subsequent £400,000 loan enabled the purchase of the pub and associated working capital for fitting-out costs needed to convert the pub. Work is underway to convert the interior of the pub and plans are progressing to launch The Farmers' Arms Garden School, where participants will learn about all aspects of gardening tutored by Lawson Park's head gardener and artist Karen Guthrie.

https://www.grizedale.org/

House of Illustration – Quentin Blake Centre for Illustration, New River Head, Islington, London

Grade II
Heritage Impact Fund Loan, £1,000,000 (2020)

The Quentin Blake Centre for Illustration will be housed in four repurposed 18th- and 19th-century industrial buildings, including two Grade II-listed structures, with half an acre of surrounding land converted into exhibition galleries, an education centre, event spaces, plus retail and catering facilities. The project's location, the historic site of New River Head, has remained largely unchanged for nearly 400 years when it became instrumental in the creation of London's clean water supply during the 17th century. The site includes the atmospheric remains of London's only surviving windmill and a

spectacular 19th-century engine house, and takes its name from the reservoir at the mouth of the New River cut to supply London with water – a civil engineering achievement vital to the development of the city.

This project will provide a new striking venue for exhibitions, events and educational programmes that draw more than a quarter of a million visitors to the UK's only gallery and education space dedicated to illustration and graphics. This new site for the House of Illustration, currently located near King's Cross, will also provide a permanent home for the donated archive of the organisation's founder, Sir Quentin Blake, with selections from his archive of more than 40,000 works on permanent display. Community engagement remains a core tenet of the new site and centre. Accessibility for a wide variety of groups is prioritised throughout the initiative, and local schools, education providers and community organisations will help shape the offerings.

Through the Heritage Impact Fund, the AHF has awarded £1 million of social investment to cover working capital costs in the project's first development phase. The partnership between the AHF and the Quentin Blake Centre for Illustration continues the Heritage Impact Fund's important work in creating new futures for historic buildings through community-based initiatives. The AHF is also supporting the House of Illustration with RePlan, their post-investment support programme.

http://www.houseofillustration.org.uk

Cede Foundation – Former Church of St Ignatius of Antioch, Ordsall, Salford

Grade II
AHF & Heritage Impact Fund Loans totalling £300,000 (2020)

Built in 1900, as part of the New Barracks Estate development, this red-brick and terracotta Romanesque design former church is one of the few surviving works by architect Alfred Darbyshire. The estate was Salford Corporation's first municipal housing scheme, and included several community buildings as well as the church and rectory – added in 1904. The building is a landmark in the local area with the interior of the church retaining beautiful original features, including painted panels and glazed tiling. However, the Grade II-listed church had been vacant since de-consecration in the early 2000s.

The CEDE Foundation provides child education, development and empowerment focused training and activities and engage with harder-to-reach young people from across Greater Manchester. The St Ignatius Centre project will transform the disused former church into a multi-purpose community centre, including training and conference facilities. Located in an area of high urban deprivation, the project will provide a venue for local community organisations and give the CEDE Foundation a permanent base from which to deliver activities that include after-school clubs, pop-up cinema and craft fairs.

Our funding has supported the CEDE Foundation in their acquisition of the building and in undertaking urgent conservation and repair works. Urgent works to repair the roof and stop water ingress are now underway and will bring the building back into use. Further fundraising is in progress to complete the full renovation and refurbishment of the building.

https://www.stignatiuscentre.co.uk/index.html

http://www.cedefoundation.org.uk/

Society for the Protection of Ancient Buildings – Old House Project, St Andrew's Chapel, Maidstone, Kent

Grade II*, Heritage at Risk
Heritage Impact Fund Loan £500,000 (2020)

St Andrew's Chapel is a Grade II*-listed building dating from the 15th century that originally formed part of the outer precinct of Boxley Abbey. From the 16th to the 20th century the building was used as housing, and finally as the village post office. By the end of the 1960s the building had been sold and become vacant, and by the time of its purchase by the Society for the Protection of Ancient Buildings (SPAB) in November 2018 it had been subject to vandalism and was included on the Historic England 'At Risk' Register due to lack of repair.

SPAB was founded by William Morris in 1877 to promote the value and protection of old buildings and good conservation practice. Today SPAB delivers a wide programme of conservation training, courses, advice and research. The Old House Project will deliver a five-year repair programme as the first 'live' conservation course delivered by SPAB. Working in partnership with schools, colleges and universities the project will allow students and volunteers to take part in active training sessions using traditional conservation techniques and new technology. Once the five-year programme is complete the house will be removed from the Historic England 'At Risk' Register and have a sustainable future use as housing.

As well as carrying out urgent roof repairs and archaeological investigation, and delivering a varied programme of training and skills development, in the last year SPAB have also provided public activities through on-site guided tours and use of digital engagement. The Old House Project was joint winner of the 2021 Museums + Heritage Award for Conservation Project of the Year recognising its innovative conservation training programme. Supported by our Heritage Impact Fund loan, a National Lottery Heritage Fund grant and the Pilgrim Trust, amongst others, the Old House Project will demonstrate the benefits of SPAB principles and practice and live conservation training, and be the first of a series of building repair projects across the UK.

https://www.spab.org.uk/old-house-project

Great Yarmouth Preservation Trust - 160 King Street, Great Yarmouth

Grade II
Transformational Project Grant £350,000 (2019)
Heritage Impact Fund loan £28,000 (2019)

160 King Street is the only surviving example of a 17th-century jettied timber-framed building in Great Yarmouth. King Street was one of the principal streets of the medieval town, connected to the quayside by a series of narrow passageways known as the Rows. This building sits between two of the few remaining Rows, Herring's Row and Old Hanna's Row, so both its age and location makes it an important part of Great Yarmouth's history as a thriving trading and fishing port. After a decade of vacancy and neglect, Great Yarmouth Preservation Trust acquired the building in 2019 following a Repairs Notice and Compulsory Purchase Order by the Borough Council.

Great Yarmouth Preservation Trust was established in 1979, and has a long record of delivering heritage projects in the town, assisted by a strong relationship with the local authority. From 2014, the Trust began to target the King Street area, by this time within one of the most deprived wards in the east of England and struggling with high vacancy rates, actively acquiring historic buildings at risk, carrying out repairs and creating viable new uses for redundant properties.

Having acquired 160 King Street, AHF was able to support the Trust's plans to repair the building and bring it back into productive use with a Transformational Project Grant of £350,000 and Heritage Impact Fund loan of £28,000, providing the bulk of the funding needed for the capital works. Sensitive repair and conservation was completed in summer 2021. The restored and re-opened building will now feature a Jamaican restaurant on the ground floor, providing training in food skills for local people, and a two bedroom flat on the first and second floors, generating income to help sustain the Trust's work.

www.greatyarmouthpreservationtrust.org

The Arcade - Market Place, Dewsbury, West Yorkshire

Grade II
Project Viability Grant, £15,000 (2020)

The Arcade is a late-Victorian shopping arcade, which over time has been home to a wide variety of tenants, from coffee houses and florists, to tobacconists and record shops. A number of original features remain, including decorative cast iron work and attractive shop fronts. Following the steady departure of tenants and deterioration of the site, The Arcade closed in 2016 and has been lying empty. In 2020, Kirklees Council purchased the site from the private owner.

The Arcade – Dewsbury steering group was established in October 2020, with the aim of taking on a long lease from the Council. The vision is to create a vibrant space for local and young entrepreneurs, offering affordable units for a mix of retail and cultural activity.

The AHF is supporting The Arcade – Dewsbury in their proposal to achieve preferred bidder status, by funding community consultation and engagement, an outline business plan, and PR campaign. In addition, the group will go on to register as a Community Benefit Society and issue a community share offer.

https://www.arcade-dewsbury.org/

The Gaumont Palace (Millennium), Plymouth

Union Street Conservation Area
Project Development Grant, £39,500 (2020)

The Gaumont Palace is a landmark building within the Union Street Conservation Area. Built as a theatre and music hall in 1931 to the designs of W. H. Watkins, associated with the design of some of the finest cinemas in the UK, this substantial building seated 2,300 people. After various changes of use through the second half of the 20th century, the building finally closed in 2004. After over 15 years of vacancy

and neglect the building was jointly purchased by Nudge Community Builders Community Benefit Society and a partner commercial investor, Eat Work Art.

Nudge was established in 2017, and have since taken ownership and opened two further buildings on Union Street in one of the most deprived wards in England, which struggles with high levels of deprivation, anti-social behavior and other social issues. Nudge's mission is to nudge lasting change in surprising and enterprising, building a strong local community and economy. After analysing all the empty buildings, Nudge identified the Gaumont as a priority in terms of deliverability and having the most potential to kick start change for local businesses along the street. The project connects to wider strategic investment in the surrounding area.

Having acquired the Gaumont Palace, AHF support through a Project Development Grant has enabled Nudge to employ a Community Support Manager to facilitate meanwhile uses in the building, together with business planning and technical investigation of the structure. Nudge's vision is to create an outstanding music and cultural venue for the city. The group is currently working toward launching a Community Share Issue for the building.

www.nudge.community

Mustard Seed Property – Alma Place, Redruth, Cornwall

Community Shares Booster Programme match funding grant, £50,000 (2020)

Alma Place, is a small conservation area in Redruth, Cornwall named after a battle in the mid-19th-century Crimean War. This project aims to conserve and adapt a property dating from the same period into a large commercial shop unit with six accommodation units for those at risk of homelessness located on the upper floors.

Mustard Seed Property has worked since 2007 to provide a home for over forty vulnerable adults with learning disabilities or at risk from homelessness, purchasing homes in which vulnerable tenants can be supported into stable lifestyles and leasing properties to local organisations skilled in providing the support tenants need.

The organisation was awarded £50,000 through the Transforming Places through Heritage Community Shares Booster Programme to match its community share offer. These grants are designed to support Community Benefit Societies and Co-operatives boost the amount of investment they raise from their supporters and assist in the growth of the community shares sector as a whole. Following this funding, the organisation has already raised over £278,000 of its £600,000 target.

http://mustardseedproperty.co.uk/

Luton Culture – Hat Works, Luton,

Grade II
Project Development grant £25,000 (2017)
Transformational Project Grant £280,000 (2020)

Located in the centre of Luton and heart of the conservation area, the former hat factory at 47 Guildford Street was built in the mid-1800s, originally as a domestic dwelling before being used by various hat making companies from 1881. Hat making was a major industry and employer in Luton from the 18th to mid-20th centuries. The last owner, Maurice Davis, ran his hat business from the factory for forty years, closing in 2006. The building was then left empty and unused for more than a decade before Luton's Culture Trust bought the freehold in 2017.

Luton's Culture Trust was established in 2008 as an independent charity with a mission *'to connect communities through culture'*. The Trust runs museums, theatres, galleries, creative workspaces and an arts centre in Luton, and delivers a year-round programme of events, exhibitions, workshops and performances. The Trust has been leading the regeneration of Luton's historic Hat District by restoring and re-opening its old hat factories to provide exhibition and performance space, studios, and workspace for creative businesses. The vision for 47 Guildford Street, the oldest hat factory in Luton, is for it to become a flexible and affordable workspace for emerging creative and digital entrepreneurs, with a particular focus on young people.

AHF awarded a Project Development Grant in 2017 towards professional fees and community engagement, followed by a Transformational Project Grant of £280,000 in June 2020 towards the capital costs of repair and restoration. The Trust completed the painstaking restoration and refurbishment in April 2021 and is now preparing to welcome its first Hat Works members.

https://www.culturetrust.com/spaces/hat-works

The Marlowe Trust – The Marlowe Kit, The Marlowe Theatre, Canterbury

Grade I & Grade II
Project Viability Grant £15,000 (2020)

The Marlowe Theatre's Marlowe Kit project is housed in Canterbury's medieval Hospital of St Mary of the Poor Priests, which was founded c.1220 to provide care for sick priests before being rebuilt in 1373. Although the building has been enlarged and altered since, a significant amount of its early structure remains, including the open Great Hall, chapel and undercroft. Since the hospital closed in the 17th century the building has been used as a workhouse, school, police station and most recently a museum, owned by Canterbury City Council, before this closed in 2017. The Marlowe Theatre has been using it on a short lease basis since then as a performing arts learning centre.

The Marlowe Theatre is one of the country's leading regional theatres, bringing world-class productions and performers to Kent as well as co-producing shows and presenting new theatre. The theatre became an independent charity in 2018 and earns 98% of its income, attracting around 420,000 visitors a year. The theatre's ambition is to restore and develop the Poor Priests Hospital to become a permanent Learning Centre (named 'The Kit', after Christopher Marlowe). The building will host their creative

workshops, youth theatre, associate schools programme, and planned co-delivery of Canterbury College's Performing Arts course. When not in use, the Great Hall, chapel and historic rooms will be open to visitors, along with a publicly accessible riverside cafe/bar.

AHF awarded a Project Viability Grant in August 2020 to help the Marlowe develop, test and cost their project plans, including extensive consultation with potential users and work to engage young people with the historic building. With their detailed appraisal, business case and concept designs in place, the Marlowe are now starting to approach other funders.

https://marlowetheatre.com/about/what-we-do/the-marlowe-kit/

Bailiffgate Museum & Gallery – Northumberland Hall, Alnwick

Grade I
Project Viability Grant, £15,000 (2020)

Northumberland Hall was built in 1826 by the third Duke of Northumberland, as Alnwick's assembly rooms. Arcades run along the north and south sides of the building, housing three retail units, and original features include 19th-century fireplaces and chandeliers. Despite a recent programme of restoration and refurbishment, this building remains underutilised, and the owner Northumberland County Council is inviting applications for a community asset transfer, in order to help secure the long-term future of the building.

Bailiffgate Museum and Gallery is a volunteer-led organisation, who run the award-winning Bailiffgate Museum out of St Mary's, Alnwick. Over time the organisation has increased in scale and ambition, and has now outgrown these premises. Northumberland Hall could offer them an opportunity to expand, as well as provide a home for the museum's growing collection and create new community spaces, such as units selling local crafts and goods.

The AHF awarded a Project Viability Grant to help the organisation employ an architect and associated professionals, to explore the feasibility of relocating to the Hall and making full use of this incredible building.

https://bailiffgatemuseum.co.uk/

Cultural Recovery Fund – grants for business planning

44 grants totalling £1,000,000

The Covid-19 pandemic has created the most sustained and existential period of crisis ever faced by the heritage sector: lockdowns and working from home offer particular challenges to a sector focused on visitor attendance, events and tourism to achieve financial sustainability. Recognising the special difficulty for arts, culture and heritage, the Department for Digital, Culture, Media and Sport announced the £1.57 billion Culture Recovery Fund in 2020, and as part of this the AHF was awarded £1,000,000 to provide in grant funding for organisations that had been sustainable prior to Covid but were now in imminent danger of failure, to support rethinking and fresh business planning to strengthen their resilience, diversify their income, and preserve the sites in their care.

The programme was announced in September 2020, followed by a rapid assessment and ranking process that focused on the heritage value of the applying historic site and the necessity of adapting the organisation's business model to survive and prosper. In December, 44 grants were awarded to projects across every region of England – 30 of these projects are at sites listed Grade I or II*, or Scheduled Monuments, and represent the highest levels of national and international historic importance. The projects supported range from great houses including Lord Burlington's neo-Classical masterpiece at Chiswick and Charleston House, heart of the Bloomsbury Group movement, to piers and lidos at Clevedon, Saltdean and Penzance. They include medieval palaces and churches at Fulham, Lostwithiel, Benington and Honiton, and sites of industrial history including mills, coal staiths, and potteries at Warwick Bridge, Dunston, and Middleport. Libraries, theatres and fire stations in Manchester, London, Workington, and Sheffield are also represented.

Work supported by these grants is nearly as diverse as the sites themselves. Many projects are diving back into options appraisals and masterplans to see what new activities might be added or spaces exploited to secure future income streams. Some used the opportunity of closures to enhance their digital presences, aiming to retain their core users through new, remote engagement opportunities and to build links with new communities on their doorsteps. Others refreshed business plans to reflect assumptions about market demand, availability of volunteers, and the future of tourism.

In every case, the applicants demonstrated their business models had been working prior to Covid, serving communities and acting as custodians of priceless heritage sites, and affirmed a willingness to think creatively and to build fresh models to ensure the historic buildings in their care are open to and used by communities for generations to come. We were delighted to offer this support and grateful to DCMS for enabling it.

Re-Plan

Re-Plan is AHF's business support service that assists loan clients or those looking to take on social investment. It is delivered in partnership with the Social Investment Business (SIB).

Since 2015, the AHF has supported Fife Employment Access Trust (FEAT) with grant and loan funding towards transforming the Category-B listed Silverburn Flax mill in Silverburn Park, Fife. FEAT provides mental health and employability provision to around 400 people annually; Leven, the regional home of Silverburn Park, is consistently highlighted as an area of persistent deprivation.

Ongoing discussions with the AHF's Investment Team revealed that, partly due to the receipt of higher than anticipated tenders for Phase One capital works due to Covid-related project delays, FEAT would clearly benefit from support for its fundraising capability. Following an objective-setting session, FEAT was referred to Social Investment Business for a Health Diagnostic. This Diagnostic consisted of a thorough analysis of their financial systems, governance structures, business plan, and other fundamentals. Given the extent of the support required, the AHF worked closely with SIB to design a strategy to maximise the effectiveness of FEAT's RePlan allocation. As well as the AHF directly supporting FEAT with areas of recruitment, support from Community Enterprise - a well-regarded Scottish charitable consultancy - was provided to assist across a number of priorities including financial management and capital fundraising. As a direct consequence of RePlan, FEAT has recovered over £40,000 of professional fees through VAT registration and is significantly closer to reaching its overall

project fundraising target than it otherwise would have been, strengthening both the organisation and the viability of the continuing capital project.

Scotland

Edinburgh Fruitmarket Gallery - Fruitmarket Gallery, Edinburgh

Category A/Category B
Project Development Grant, £6,500 (2015)
Project Development Grant, £6,500 (2018)

Market Street's range of late 19th-century fruit & veg warehouse buildings were constructed to operate at both railway platform and street level and are listed at Category B. The steel-framed, stone & brick structure was designed to allow for the unloading of produce from trains via hoists up to pavement level within the warehouses for sale, collection & dispatch. The buildings themselves are supported on a massive steel girder (itself listed Category A), forming part of, and cantilevered out over, the adjacent Waverley Station. After use as a nightclub since the 1970s, the buildings were sitting empty.

The Fruitmarket Gallery brings to Scotland some of the best contemporary art in the world. A not-for-profit gallery right in the heart of Edinburgh, with free admission it attracts 160,000 people each year, and has outgrown its existing 1930s building (adapted to form its home in the 1980s). Space for the wide range of educational outreach programmes was particularly limited. The opportunity to expand sideways into the adjacent empty former nightclub building, to create new exhibition space, and free up office space to improve the education offering, formed the core of this project.

The AHF offered two project development grants, primarily towards specialist engineering and structural studies of the unusual structural girders supporting the buildings over a live railway line. A key question was could the existing Victorian substructure support the proposed adaptations and alterations. With the results of the surveys positive, the rest of the project could proceed. A Heritage Impact Fund loan offer of £500,000 was made in 2019, although a highly successful fundraising program meant that this was never needed to be used.

The new, dark, industrial spaces in the former nightclub, retaining many original historic features, form a dramatic contrast to the refurbished existing white, clean gallery space in the original gallery building. The completed £4.3M project opened to the public in July 2021, with the designs by Reiach and Hall almost doubling the available floorspace for exhibitions and education, with the popular café and bookshop also growing in size.

https://www.fruitmarket.co.uk

Oban Communities Trust - The Rockfield Centre, Oban, Argyll & Bute

Category B
Project Development Grant, £22,900 (2015)
Project Development Grant, £15,000 (2017)
Project Development Grant, £13,260 (2020)

A complete and little altered example of an 1890s school building with French-style detailing that is built into the Oban hillside. The site comprises an H-plan main block, with a 1901 addition to north end, and a square three--storey tower in south re-entrant angle. Two post-War prefabricated classroom 'huts' complete the site. The building served as a local primary school until 2007. It then lay empty on the open market until summer 2014 when a community campaign grew up to save the building from proposed demolition by the local council.

Oban Communities Trust was set up to develop and sustain a vibrant cultural/community and enterprise hub for Oban and its surrounding area. The project has been developed with a high degree of community engagement and plans suggest that sustainable income streams have been identified. The Rockfield Centre will provide a new all-weather venue in the town offering learning, volunteering & employment opportunities through studios, co-working and training spaces, a wellbeing/conference room, a 'heritage play museum', and a dedicated visual arts and heritage exhibition space.

AHF were able to support OCT a number of times during the development and fundraising process. An initial grant in 2015 helped support project organiser and design teams costs, while a grant in 2017 contributed to the costs of creating and launching a community share issue that raised over £200,000. Our most recent grant in 2020 helped manage the transition into the main building after the completion of capital works, plus support for additional fundraising to help with fit-out costs.

The completed building was handed over by the contractors to the Trust in late 2020, with the building opening to the public for its first exhibition in July 2021.

https://www.therockfieldcentre.org.uk

Isle of Canna Community Development Trust, Coroghan Barn, Isle of Canna, Highlands and Islands

Category B
Project Viability Grant, £6,200 (2020)

This two-storey, long rectangular barn probably dates from the late 18th century and is a good example of a Lochaber type 'bank barn' with steading and barn built into a slope. One of the island's most well-known buildings, it is prominently located above the ferry landing stage and may well have been located here to facilitate the transport of grain and livestock. Currently redundant and in poor condition – the islanders were keen to retain and repurpose the barn to meet modern day needs.

The Isle of Canna Community Development Trust (IoCCDT) aims to facilitate the sustainable development of the Isle of Canna, in a way that is sympathetic to the island's unique natural and cultural heritage. The barn is owned by the National Trust for Scotland, who are supportive of the IoCCDT's ambitions for the building. The group was keen to explore the barn's potential in meeting a current need for the existing community, event and workshop spaces. With an eye to the island's future sustainability, the IoCCDT also wanted to explore the possibility of providing facilities to increase the attractiveness of the island to new residents, as well as to scope out potential visitor accommodation.

AHF provided a Project Viability Grant to help the IoCCDT explore the feasibility of developing the barn. This contributed towards the cost of a condition survey, options appraisal, costings, business planning and outline sketch designs. With a very low population, the option to generate sufficient revenue from

community use of the barn alone was deemed borderline. The preferred, more viable option would involve workshop and community space for the barn, with development of a 20-bed new-build bunkhouse to the rear. This would be linked to the barn which would also provide event space that may be hired out in conjunction with bunkhouse bookings.

Now with an understanding of the condition, constraints and opportunities presented by the barn, along with a costed scheme for development, the IoCCDT is in a stronger position to take forward discussions around securing ownership and to continue with project development.

https://www.theisleofcanna.com/

Midsteeple Quarter – Midsteeple Quarter, Nos 109, 115 and 117 Dumfries High Street, Dumfries

Category B + Unlisted in Conservation Area
Project Development Grant, £10,000 (2020)
Project Viability Grant, £10,000 (2020)

Midsteeple Quarter is located in the centre of Dumfries and covers a block of the original medieval town plan with main building frontages onto the High Street. The Quarter contains a number of listed buildings and historic closes, although many of these routes have been blocked up over the years. Many of the buildings are in poor condition. Over a period of several decades, mainstream market retail and related commercial property market dynamics have led to vacant ground-floor units and unused upper floors with consequential negative impacts on the town centre vibrancy and viability. Taking on the ownership, along with repair and reuse of these buildings will be key to the regeneration of the wider town centre.

115 – 117 High Street are two conjoined early 19th-century three-storey buildings with shops at ground floor and long, narrow single storey workshop buildings to the rear. The pend to the side of the building, has a brick interior and incorporates some earlier rubble walling. Midsteeple Quarter acquired them in early 2020. 109 High Street is a prominent neo-Tudor, three-storey tenement with attics and basements, designed and built (for his own use) by renowned Dumfries Architect Walter Newall in 1827-8. The ground floor has a usable shop unit, but the upper floors are in poor condition having been abandoned and are lacking maintenance. It is currently in private ownership.

Midsteeple Quarter is a Community Benefit Society breathing new life into Dumfries town centre by redeveloping empty High Street properties to create a new neighbourhood with a mix of uses built on principles of local prosperity and wellbeing. The core project of Midsteeple Quarter is to enable the community of Dumfries to take the lead in the ownership and re-development of an entire block in the heart of the town. The project will create over 60 new homes and 50 new commercial spaces in a new neighbourhood, sheltered within a town block, which will become home to in the region of 200 people.

Two different AHF grants have supported the overall Midsteeple Project in quite different ways to date – an initial grant for the unlisted 113-117 High Street buildings from the William Grant Foundation Tailored Support Fund supported the capital costs involved in making immediate internal and external repairs to the buildings, allowing for meanwhile and pop-up uses as a community enterprise Remakery Shop and tool library. A separate Project Viability Grant for 109 High Street supported a detailed feasibility study which will now support the fundraising for its acquisition. This includes a detailed

business appraisal of proposed/demand for residential use on the upper floors and non-residential use on the ground floor.

https://www.midsteeplequarter.org

Ardnurmurchan Lighthouse Trust - Ardnurmurchan Lighthouse Complex, Ardnamurchan Peninsula, Highlands & Islands

Category A
Project Development Grant, £8,207 (2018)
Emergency Support Grant, £8,000 (2020)
Project Viability Grant, £4,188 (2021)

Situated on the most westerly point on the British mainland, the Ardnamurchan Lighthouse complex is set against a backdrop of panoramic views across the Small Isles and Inner Hebrides. The complex comprises the 35-metre tower along with former lighthouse keepers' cottages, steading and former principal keeper's house complete with original lighthouse machinery and the foghorn. It was designed by Alan Stevenson, uncle of Robert Louis Stevenson and built in 1849 using granite from the Isle of Mull, with Egyptian-style detailing.

Ardnamurchan Lighthouse Trust (ALT) has managed the site as a visitor attraction since 1996 with tower tours, shop, café and self-catering accommodation, plus a network of paths to explore this attractive headland. However, feedback from visitors had indicated that the site was falling below expectations and transferring the site into community ownership was seen as a way in which ALT would be able to access further funding to improve the site. In 2020, immediately prior to Covid lockdown, the site (with the exception of the tower, still in active use for navigation) was acquired by ALT. During the lockdown period ALT was able to make some improvements to the entrance and café area and attention has now turned to refurbishing the keeper's cottages as self-catering holiday units; this is a key part of generating activity on the site, extending the season and growing income.

AHF has been able to support this project on three occasions; initially with a Project Development Grant to help with early conservation planning for the whole site, which is A-listed, which helped to successfully build the business case for a bid to the Scottish Land Fund for acquisition funding. Secondly, in the face of an abrupt and almost total loss of income at the point of acquisition and start of the 2020 season, some emergency revenue funding towards overheads including core staff costs, to help ensure initial planned works could be commenced. The most recent grant has supported design team fees to carry out a more detailed condition report and measured survey of the keeper's cottages to inform their upcoming refurbishment.

This project demonstrates how AHF funds can be used to address an immediate need or 'next step' in taking a project forward; an incremental approach that is necessary when things don't always go to plan.

https://www.ardnamurchanlighthouse.com

North East Scotland Preservation Trust, John Trail Hotel, Fraserburgh, Aberdeenshire

Unlisted, Fraserburgh Conservation Area
Project Viability Grant, £3,000 (2017)
Project Development Grant, £10,000 (2019)
Project Development Grant, £10,000 (2019)
Project Development Grant, £10,000 (2019)

The former John Trail bookshop is a building of high historic and social significance for Fraserburgh and had been identified as a priority for restoration in the town centre. Comprising two buildings with the earlier dating from the late 18th century, the cluster was in poor condition following a fire in 2009 and listed on Scotland's Buildings at Risk Register. A key challenge was the lack of owner and at the time of AHF's first involvement the buildings were deemed 'bona vacantia' – or ownerless – meaning that ownership had reverted to the Crown. Once the Crown had disclaimed any interest in the buildings the local authority was able to take on ownership – the next step was to find a willing developer to take on a restoration project.

North East Scotland Preservation Trust (NESPT) was set up in 1985 as a 'revolving fund Building Preservation Trust' to acquire and restore historic buildings which could not be restored by normal commercial means. This project involved exploring the possibility of converting the buildings into visitor accommodation, meeting a gap in current market provision. With relevant recent experience NESPT sought and secured 'preferred bidder status' to deliver the project. The Trust was also committed to providing training and volunteering opportunities through the project, which is located in one of the 20% most deprived parts of Scotland.

AHF assisted by providing a viability grant for an Options Appraisal which assessed the viability of different types of accommodation (hotel, guest house, bunkhouse, serviced apartments, or self-catering). This helped enable NESPT to make a successful pitch to develop the building as a small hotel and the local authority transferred ownership to the Trust. To an extent it was the availability of various sources of regeneration and conservation capital funding (including funds co-ordinated through the Fraserburgh Heritage Regeneration 2021 Scheme) that drove project timescales. AHF was able to provide three successive development grants to fund three phases of work (to secure planning permission, building warrant, and preparation of tender documents) to get the project ready for a start on site. Capital works commenced in June 2020 and despite all Covid-related challenges Phase 1 is due to be completed in November 2021.

John Trail building, Fraserburgh – NESPT

Northern Ireland

Kilcooley Womens Centre – The Old Market House, Bangor, Northern Ireland

Category B1
Project Viability Grant, £5,000 (2019)
Project Development Grant, £8,000 (2021)
Heritage Impact Fund Loan, £250,000 (2021)

Built in 1780 as the Market House for the seaside town of Bangor, this centrally located building became the Court House and Assembly Rooms in the 1820s and was altered in 1895 to form a National School. It subsequently became the Town Hall in 1933 and was opened by Viscount Craigavon, Prime Minister for Northern Ireland. The building was then converted into a public bank, which closed in May 2019, and is therefore in relatively good condition, but most of its historic interior has been lost. A low, single-storey tower behind the parapet, topped by a cupola was also removed. The Market House has significance for the community, given its tangible links with the earliest development of the town, and it is important to local people that this historic asset remains publicly accessible.

Kilcooley Women's Centre is an award-winning social enterprise, which provides key services for women, children and families in the Ards and North Down area. The Centre focuses on training, education, health and well-being and provides transformational change programmes which enable participants to improve their life chances through better outcomes. It plans to sensitively restore the building, including reinstating its historic roofline with cupola, and use the space as its core base, as well as accommodate new uses, including office space, co-working spaces, training and meeting rooms, and a large, flexible foyer for community events.

The project has benefitted from a Project Viability Grant and a Project Development Grant to help form the business case, devise architectural plans and fund a staff member who will coordinate the project. A £250,000 loan was approved from the Heritage Impact Fund to help the group to acquire the building, now that it has secured planning permission – a condition of sale.

https://www.kilcooleywomenscentre.co.uk/

Rathfriland & District Regeneration Co. Ltd - Chandler's House, Rathfriland

Category B1
Project Development Grant, £3,810 (2020)
Capital Works Grant, £30,000 (2021)
Heritage Impact Fund Loan, £200,000 (2021)

Chandler's House was originally a pair of mid-19th-century dwellings, remodeled at the beginning of the 20th century to form both a bank and manager's house. A soap and candle-making factory existed on the site in the late 18th century, which gives the project its name. The buildings are located on the square in the middle of Rathfriland, a large hilltop village, located in an area often referred to as the gateway to the Mourne Mountains. Rathfriland has experienced significant decline in recent years and is in the lower third of Super Output Areas, ranking particularly low in respect of income deprivation and access to services.

This project was identified by the NI Support Officer as the fourth and final candidate for the Village Catalyst pilot programme – the result of an innovative partnership between the Department of Agriculture, Environment and Rural Affairs (DAERA) and the Department for Communities' Historic Environment Division, supported by AHF. The pilot has sought to tackle rural poverty and social isolation and re-use historic buildings in the process.

Rathfriland and District Regeneration Company (RDRC) was established in 1994 to promote urban and rural regeneration for the benefit of the public in areas of social and economic deprivation, through the creation of training and employment opportunities, and the provision of housing for those who are in

conditions of need. During the Covid crisis, the group packed up potatoes and other local farm produce in the banking hall and disseminated food and vouchers among those in need in the community. They will be using Chandler's House for a range of community activities, with a focus on music on the ground floor, and affordable housing units above, bringing life back to the heart of the village.

An AHF Project Development Grant supported the refinement of the group's business plan, and some architectural planning work, enabling it to apply for Village Catalyst funding. The project subsequently secured a Capital Works Grant made possible through exceptional funding from the Department for Communities through their Covid-19 Culture, Languages, Arts and Heritage Support Programme, as well as funding from Newry and Mourne District Council, the Northern Ireland Housing Executive, Ulster Garden Villages and private investment via Social Investment Tax Relief. The project is currently on site and due to complete in March 2022.

https://www.rathfrilandregeneration.org/

Wales

Cardigan Building Preservation Trust, The Markethall

Grade II*
Cold Spot Grant, £3,000 (2014)
Project Development Grant, £5,000 (2016)
Project Development Grant, £4,960 (2017)
Heritage Impact Fund Loan £200,000 (2020)

Cardigan's Markethall is believed to be the first municipal building in Britain to follow Ruskin's precepts as set out in his book 'The Stones of Venice' (1854) and has been serving the community since the 1860s. It is very unusual in Victorian architecture; the lower market displays a medieval character of rounded piers and arched vaults, while the upper market has a Middle Eastern influence as seen in the banded archways around the light well and the building exterior.

Cardigan Building Preservation Trust has over twenty years of experience in conserving historic buildings in the Cardigan area. The Trust successfully completed the £1.3 million restoration of the adjacent Grade ll* Guildhall in 2009 which has been managed by Menter Teifi since 2014. The Markethall is in a poor state of repair and suffers from poor accessibility. This £1.6m project includes capital works to address urgent roof repairs, level access to the lower ground floor, new stairs and lift access to the upper floor from the rear car park, and new public toilets. The Lower Market will continue to be used by a wide variety of businesses, with improved facilities for more traders. The Upper Market will develop as a Food Court creating a place for visitors and locals to experience 'a taste of Wales', offering a shop window for high quality, local produce and crafts. Both floors can provide space for incubator units and 'pop up' facilities for developing businesses, including food & drink, crafts and other commercial services.

The project has received three AHF grants since 2014, including Viability and Development grants that were instrumental in informing the development of the plans and obtaining planning permission and listed building consent. A £200,000 loan was awarded in 2020 from AHF's Heritage Impact Fund. This is providing cashflow finance during the capital phase of works, which commenced on site in January 2021. The work is expected to be complete by spring 2023, when this Cardigan landmark will once again serve its community.

www.cardigan-guildhall-market.co.uk

Foundation for Jewish Heritage – Former Merthyr Tydfil Synagogue, Merthyr Tydfil

Grade II
Project Development Grant, £5,664 (2020)

The Synagogue was built between 1872 and 1875 in heavy Northern Gothic style. It is the oldest surviving synagogue in Wales and is considered architecturally one of the most important in the UK. There was a Jewish presence in Merthyr Tydfil from at least the 1830s, and the construction of the Synagogue reflected a community that was growing and prospering. The building's fortunes mirror those of the community of broader Merthyr, which was once the epicentre of the industrial revolution and Wales' largest urban settlement. The 20th century saw Merthyr's Jewish community, once the largest in Wales, shrink in number and eventually came to an end with the Synagogue closing in 1983.

The Foundation for Jewish Heritage was established in 2016 and works internationally to ensure that important Jewish architectural sites, monuments and places of cultural significance in danger are preserved and re-imagined for a sustainable future. The Foundation purchased the Synagogue in 2019 in order to save it, with the vision to create a Welsh Jewish Heritage Centre to present the 250+ year history of the Jewish community in Wales.

The project was awarded a Project Development Grant in May 2020. This funded a consultant to work with the Foundation to update a self-funded feasibility study and complete a business plan to inform applications to the National Lottery Heritage Fund, trusts and foundations. The Foundation submitted an Expression of Interest to NLHF and has been invited to submit a Round One application later in 2021.

www.foundationforjewishheritage.com/merthyr-tydfil

6 Financial review

a Financial overview

The last year saw another significant increase in restricted funding awarded to the AHF. 2020/21 was the highest spend year of the Transforming Places through Heritage (TPtH) programme but we also received substantial emergency support funding, including £2 million Culture Recovery Fund funding from DCMS via Historic England, and secured additional funding from Cadw, Historic Environment Scotland and the Department for Communities Northern Ireland. Our Wales and Northern Ireland grant programmes were able to expand and there were more funds to lend in these countries, thanks to a significant increase in lending funds from Cadw and DfC. Extra funding from HES enabled us to offer more grants in Scotland and Historic England continued to fund our Heritage Assets into Community Ownership programme.

As part of the £2m award from the DCMS, AHF's endowment fund received £1 million investment; this will support any losses resulting from the COVID-19 pandemic and will help to protect the AHF's capacity to lend as we continue to deal with the impact COVID-19 has had on our borrowers and their sustainability. A further £1 million of Culture Recovery Fund funding was received and was awarded as business support grants to a number of social enterprise and charity-led heritage projects.

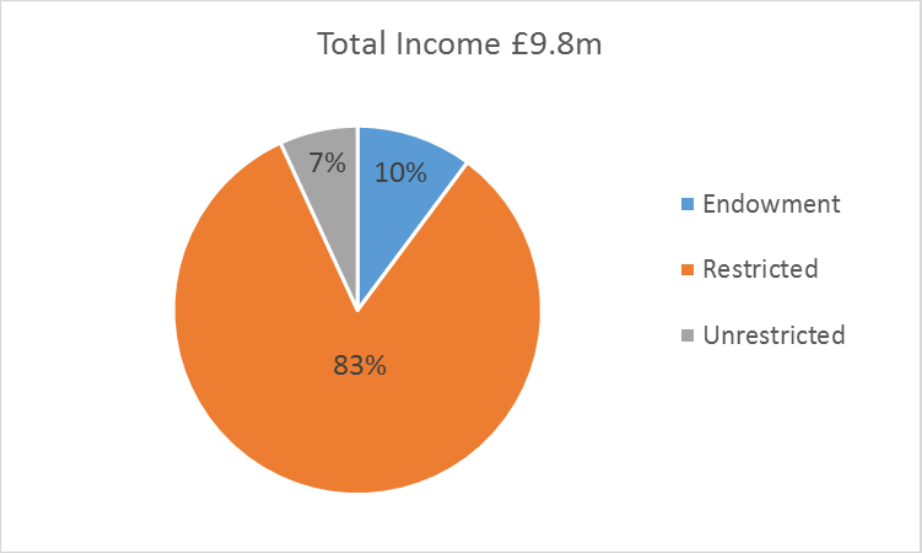
Grant-making expenditure increased by £3.2 million, driven by both the scale and scope of the Transforming Places through Heritage programme's activities, particularly the capital and revenue grants for the Heritage Development Trust pilots, and by exceptional COVID-19 recovery-related in-year funding. Grant offers totalled £6.8 million for the year, an unprecedented accomplishment for the AHF.

Demand for HIF loans remained strong throughout 2020/21 and, in addition to £2.3 million disbursed during the year, there were further HIF loan commitments of £3.6 million as at the year end. The HIF fund is expected to be fully committed by autumn 2021 and so securing new investment is a priority for the coming year.

Income from our Rathbone Greenbank managed investment funds boosted unrestricted income, although less than the previous year; but the value of our investments rose significantly, more than recouping the losses that were sustained in 2019/20 due to the impact of COVID-19.

So that the AHF remains a sustainable organisation, we continue to focus on our levels of unrestricted income (which supports a number of members of staff and organisational overheads) while prudently managing costs. Fundraising planned for 2020/21 had to be delayed due to COVID-19 but this will be returned to during 2021/22.

Income



Total income in the year ended 31 March 2021 amounted to £9.8 million (2020: £7.9 million). This represents a £1.9 million net increase on the previous years, which with a £2.8 million investment into the Heritage Impact Fund had been our largest. This year's exceptional income was primarily due to funding that came through Transforming Places through Heritage (up £1.6 million on last year), £2 million Culture Recovery grant and endowment funding, and significant additional funding from our country programme partners.

The largest tranche of funding came from the Department for Culture, Media and Sport (via Historic England), which provided over £5.1 million for the second year of the Transforming Places programme. This funding delivers a wide range of grants and social investment, alongside capacity building activities and support from a team of Programme Officers and consultant project advisors.

Additionally, £0.7 million (2020: £0.4 million) was received from Historic Environment Scotland, which included £0.2 million of extra funding in the year. Scotland grant-making was supported once again by £0.1 million (2020: £0.1 million) from the William Grant Foundation for the 'Tailored Support Fund'.

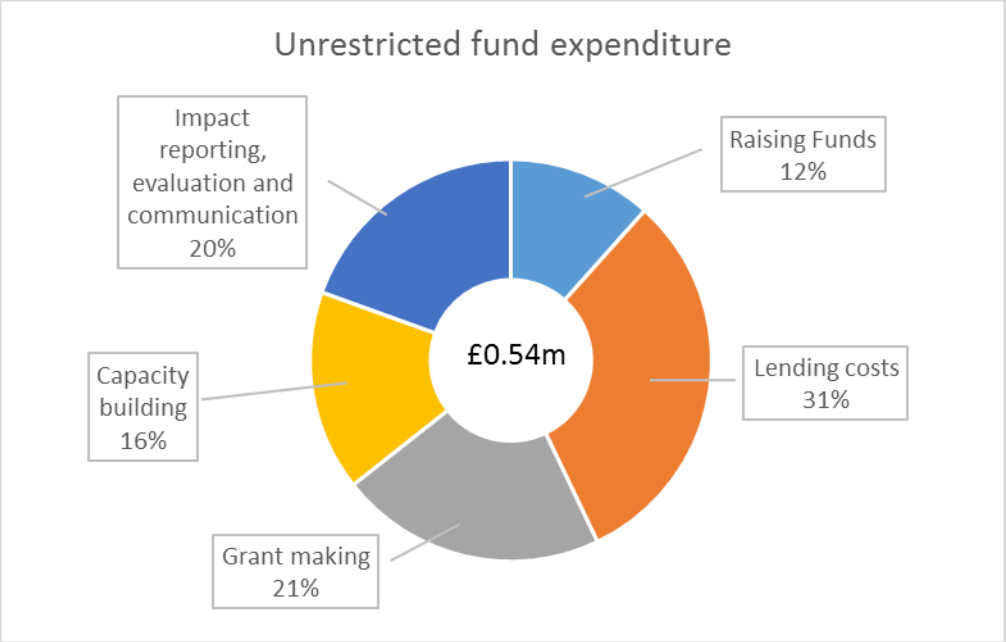
The AHF Grant programmes and Support Officers in Wales and Northern Ireland were supported by combined income of £0.7 million (2020: £0.3 million) from Cadw, the Historic Environment Division of the Department for Communities in Northern Ireland, the Garfield Weston Foundation, and the Pilgrim Trust. The Department for Communities also funded a number of capital grants in Northern Ireland (a first for the AHF in terms of funding in Northern Ireland) through their COVID-19 Culture, Arts, Language and Heritage Fund, and we were able to expand the capital grants programme in Wales thanks to significant additional in-year funding from Cadw.

The HIF also benefitted from further investment by both the Department for Communities (£0.2 million) and Cadw (£0.15 million) which will support lending to projects in Northern Ireland and Wales.

Historic England contributed £0.1 million (2020: £0.2 million) towards grants for community asset projects in England.

Unrestricted income increased to £0.7 million (2020: £0.6 million). There was a rise in loan-related income as a result of increased HIF lending activity, but this was partially offset by a drop in investment income due to the impact of COVID-19.

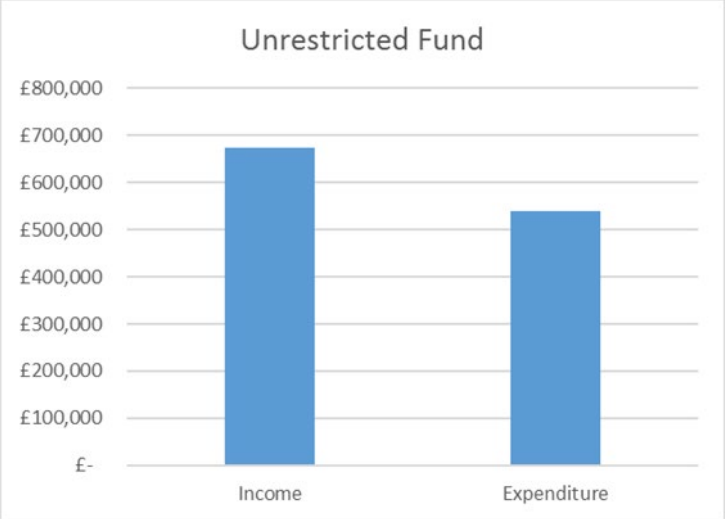
Expenditure



Total expenditure on charitable activities and raising funds rose to £8.4 million (2020: £5.9 million). This was mainly due to the increased Transforming Places programme activity in 2020/21 but also reflects the substantial uplift in other grant-making activity. These extra costs were offset by a lower bad debt charge compared with the prior year, when our borrowers were dealing with the immediate aftermath of COVID-19.

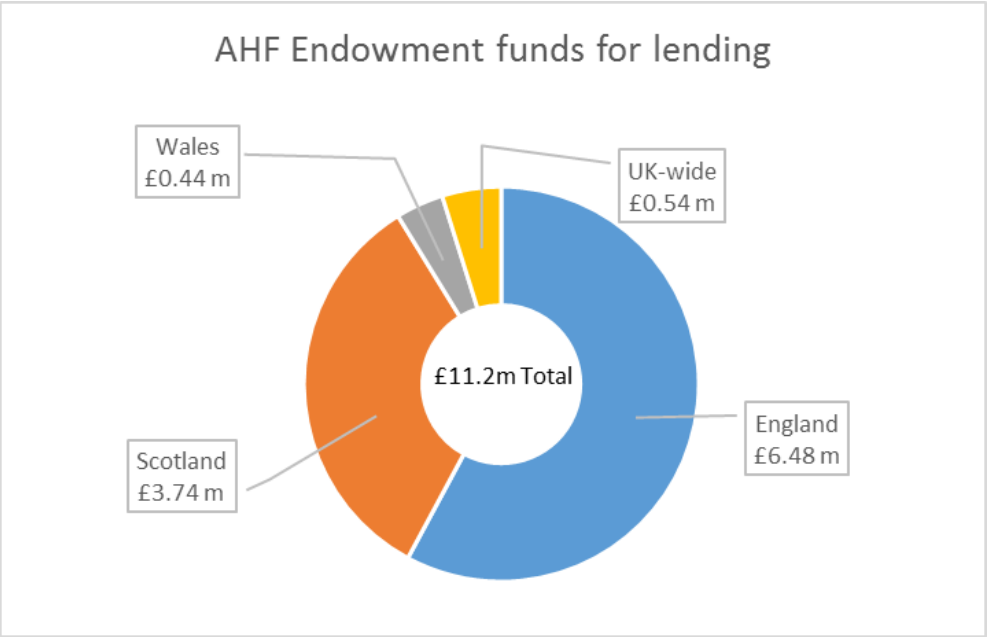
Included in this year's expenditure was £6.8 million grant offers (2020: £3.9 million). Transforming Places grant offers totalled £4.5 million (2020: £3 million), and £1 million of Culture Recovery Fund business plan grants were awarded. Our country grant programmes also benefitted from the significant additional funding from partners Historic Environment Scotland, Cadw and the Department for Communities.

Whilst unrestricted expenditure on charitable activities increased in some areas, including impact reporting and investment property management costs, these were more than offset by the overhead cost savings due to the COVID-19 restrictions and so overall, there was a reduction in unrestricted spending.



The AHF once again contributed £5,000 (2020: £5,000) towards the Heritage Trust Network's conference.

Funds



The AHF's total funds increased by £1.7 million (2020: £1.8 million).

The endowment fund increased by £1.4 million (2020: £0.8 million decrease) primarily due to the £1 million DCMS investment to underwrite forecast COVID-19 related bad debts and the gain on investments. The unrestricted fund saw a surplus of £144,387 (2020: £47,871 deficit); there were many contributory factors to this improved outturn, many of which had been budgeted for, but the expected surplus was further improved by the overhead cost savings that arose as a result of COVID-19 restrictions.

The £149,056 increase in restricted funds (2020: £2.7million increase) is mostly due to the net movement on the HIF, comprising new investments into the fund during the year and the bad debt provision charge. Last year's increase was due to the significant HIF funding received during that year. Of the £4.1 million held at the year-end, £4 million comprises the cumulative HIF lending funds contributed by our external partners.

Total funds at 31 March 2021 were £17.3 million (2020: £15.6 million) of which £16.7 million (2020: £14.9 million) constituted the AHF's lending resources.

Cash flow

There was a £2.1 million net inflow (2020: £1.4 million) of cash during the year; this increase was primarily due to the move towards a stronger weighting of cash in the Rathbone Greenbank investment portfolio which provided stability during what was a turbulent period.

b. Remuneration

Pay

The AHF believes in recruiting high-calibre people. We also believe in rewarding staff fairly for the jobs that they do and fostering a positive working environment, and 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 2020 all employees were awarded a single cost of living pay award of 1.8%. During the year, the highest paid member of staff was in the £80,000 - £90,000 band (2020: £80,000 - £90,000 band). The ratio between the highest paid salary and the median AHF salary of £34,750 (2020: £34,500) was 2.4 (2020: 2.4).

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 £56,454 (2020: £40,524).

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 £136,997 from the general fund to the designated lending fund (2020: £117,347 transfer to 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. Gains on investments were £0.4 million (2020: £0.2 million loss) and net income from investments and bank deposits for the year amounted to £93,183 (2020: £121,303).

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 2022 taking into account the effect the COVID-19 pandemic is having on the company's income and expenditure streams. While the pandemic has increased the risk of bad debts from borrowers and delayed fundraising plans, 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

A significant amount of work is planned for the next year, as we hopefully move into a post-pandemic period of operation. Plans include:

- Development of a new funding bid in Scotland to support our main Historic Environment Scotland-funded programme there;
- Working alongside colleagues at the Departments for Communities and for Agriculture and Rural Affairs in Northern Ireland on the launch of an expanded 'Village Catalyst' initiative;
- Raising new loan finance and launching a new social investment strategy setting out in greater detail how the AHF's lending funds support social and heritage impact;
- Developing successor plans for our Transforming Places through Heritage programme in England;
- Delivery of our new, increased funding in Wales; and
- Further developing and implementing our new Equality, Diversity and Inclusion and Environmental policies.

8 Governance statement

a. The AHF's charitable objectives and public benefit

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.

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.

b. 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.

c 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 as 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 meets the Charity Commission's requirements. 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. All identified risks are assessed for both the likelihood of occurrence and potential financial and reputational impact, to give a gross risk. Mitigating controls are then considered, giving a net remaining risk. 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 risks facing the organisation, to enable the Audit and Risk Committee and the Trustees to assess risk through a wider contextual framework.
- The Board reviews the key risks following the Audit and Risk Committee's bi-annual review.

COVID-19

COVID-19 continues to affect the organisation and the projects we are funding. Significant government investment has been made into the sector and that has helped many of the organisations we support to stay solvent during prolonged closures. Much of that emergency funding is now coming to an end, with the expectation that previous income streams will begin to return. That, to some extent, is happening; but it will take time for pre-pandemic conditions to return. We have remained flexible with loan clients and negotiated capital and interest repayment holidays where these were needed; however, we remain aware of the potential impact on our own cash flow position and maintain careful oversight of this. We remain in close contact with each loan client, and an expanded Investment Team is now able to undertake more regular communication as a matter of standard portfolio management. This has given us much greater insight into each client and enabled us to estimate the specific bad debt provisions, aided by more clarity on individual circumstances. Our grant holders were also supported with greater flexibility over the past 12-18 months, although grant periods have now returned to a default length of 12 months. This flexible approach has enabled projects to continue moving forward and our decision to continue to award new funding has also supported the sector, particularly early stage projects. The ongoing ripple effects will continue to be experienced over the coming months and years and will affect a number of key areas of the business, including the size of our endowment and the income we receive from lending and our fundraising objectives (this is likely to be particularly felt in regard to raising public funds due to the squeeze on the government finances).

Below is a snapshot of current headline risks (risks 1-3 are considered our current highest risks) and the organisation's approach to management of those risks.

Risk Area	Risk Description	Risk Management
External Environment	1) In the short to medium term our work does not meet the needs of our	Regular contact was maintained with funders during the year to ascertain any likely changes to AHF's funding position, particularly as key decision

	existing or prospective funders and our grant income decreases.	points like the Comprehensive Spending Review moved closer. Ongoing discussions held with Historic Environment Scotland about new funding bid to them during 2021
Talent	2) The volume, volatility and variability of workloads, particularly in light of COVID-19 impacts, mean current business model and processes are not sustainable.	New team members were appointed during the year to ensure workload pressures did not increase. Regular workload monitoring at SMT level and any significant issues reported up to Board through CEO.
Financial	3) Borrowers defaulting and bad debt.	Injection of emergency funds assisted many clients and, despite COVID-19, a number were able to redeem loans during the year. CRF funding of £1m to support England based bad debt agreed with DCMS and Historic England. Close monitoring of the portfolio and continued consideration of individual circumstances informed bespoke support.
	4) Lack of available lending funds.	We have been very successful in deploying new funds in 2020/21 but we are now reaching a point where funds are fully lent. Raising new finance is a key priority for the coming year.
	5) Investment fund loses capital	Investment fund recovered strongly during year but performance continues to be monitored closely with our Investment Manager.
Operational	6) The delivery of the Heritage Impact Fund and Transforming Places programme impacted by COVID-19.	Despite slow starts to the financial year, loan offer and spend profile targets were met following close monitoring and management.
Infrastructure	7) Safe working environment in light of COVID-19 restrictions	Home working assessments were carried out during the year and new health and safety measures introduced to ensure safe office working and site visits.

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

c. 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 regulated by the Financial Conduct Authority and is recorded on the Financial Services Register (number 707421).

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

d. 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.

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 Chairman, 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 three AHF Board members,

the CEO and a co-opted member, Esther Robinson Wild, an independent consultant. The Panel met four 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 three AHF Board members, the CEO, and a co-opted member, Esther Robinson Wild, an independent consultant. 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		√	√		
Susan Brown (resigned June 2020)	2017					
Ade Alao	2018		√	√		
Carole-Anne Davies	2020				√	
Kate Dickson	2013				√	√
Graham Fisher	2019				√	
David Hunter (Chair of the Credit Panel)	2017		√	√		
Roy Hodson (Chair of Audit & Risk Committee)	2016	√				√
Richard Keen (resigned June 2020)	2014				√	
Karen Latimer	2018				√	

Eleanor McAllister (Chair of Grants Panel)	2018				√	
Elizabeth Peace (Chairman)	2014					√
Greg Pickup	2020					
Suzanne Snowden	2017	√				
Neal Shasore	2020					

Trustees

Liz Peace CBE *Chairman*

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 Centre for London and Real Estate Balance, the property industry's leading diversity group and is a trustee at the Churches Conservation Trust and Whiteley Village Trust; and in the public sector she is Chairman of the Old Oak and Park Royal Development Corporation (OPDC), the Shadow Sponsor Board for the Palace of Westminster Restoration and Renewal Programme and the recently formed 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 from working in local government and private sector organisations. She is a Chartered Town Planner currently working as a partner in a town planning consultancy. Myra brings extensive experience in the redevelopment of brownfield sites for new uses having been Head of Planning for National Grid Property. She worked on the development of Canary Wharf and adjacent major redevelopments in the Isle of Dogs whilst at Olympia & York and on other areas of the Docklands regeneration during her time at London Docklands Development Corporation.

James Bowdidge

James Bowdidge 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.

Susan Brown (resigned June 2020)

Following a thirty-year career in real estate communications, Sue Brown joined London First as Executive Director of Planning and Development in August 2016. At London First, Sue led on policy events and initiatives, managing the business interests of property and development stakeholders, as well as working with the Mayor's office and local government on matters affecting the industry. Sue is now the CEO of Real Estate Balance.

Carole-Anne Davies

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

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

Graham Fisher 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 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 three UK REITs. David is an Honorary Professor of Real Estate at Heriot-Watt University and is Honorary Swedish Consul to Glasgow.

Richard Keen (resigned June 2020)

Richard Keen is a consultant specialising in working with local communities in developing heritage as an aid to economic and cultural regeneration. He has over forty years' experience working in Welsh heritage including employment with the National Museum of Wales and the National Trust. He is currently the Chair for Wales of the Heritage Trust Network, Trustee of the Welsh Georgian Trust, Director of the Commodum Trust, Trustee of the Land Phil Global Trust and the Pembrey Mountain Trust.

Karen Latimer OBE (Chair of the Grants Panel until December 2020)

Karen Latimer is a member of the UK Designing Libraries Advisory Board and the LIBER European Research Libraries Architecture Forum, as well as various other bodies. 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 (previously Hearth Housing Association and Revolving Fund which she chaired 2000-2015) and the Irish Architectural Archive, and is Publications Editor for the Ulster Architectural Heritage Society.

Eleanor McAllister OBE (Chair of the Grants Panel from December 2020)

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 Snowden is a Director at Message Consulting Limited, a marketing and communications consultancy. Previously Director of PwC's Global Thought Leadership programme where she led the firm's research, marketing and insights generation activities, Suzanne brings experience advising on brand positioning, thought leadership and social media marketing.

Neal Shasore

Neal Shasore is an architectural historian and Head of School and Chief Executive 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 Pickup is currently the CEO of Heritage Lincolnshire, an organisation AHF has worked with on a number of projects across the county. Greg's background is in funding, having worked for the National Lottery Heritage Fund for nearly six years, before going on to manage the £20m Derby Enterprise

Growth Fund. Following this, Greg had a successful career as an independent consultant, during which time he has raised funding towards and successfully managed a range of heritage and community-led projects.

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.

The AHF's employees

Matthew Mckeague – CEO and Company Secretary

Kelcey Wilson-Lee – Head of Programmes & Impact

Andy Richardson – Head of Investment

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

Madeleine Blyth – Investment Manager

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

Professional Advisers:

Solicitors:

- 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, Devonshire House, 60 Goswell Road, London EC1M 7AD

Insolvency Advisor:

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

Bankers:

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

Accounts are also held with National Westminster Bank plc.

Investment Manager

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

9 Benefactors, Patrons and Friends

We are immensely grateful to our statutory funders and to the trusts, foundations and individuals who gave so generously to the Architectural Heritage Fund during 2020-21.

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
- The Garfield Weston Foundation
- The Pilgrim Trust
- The William Grant Foundation

Friends (£100 or more per annum)

- SH Back
- AG Dale
- Stephen Ness
- DK Robinson
- Paul Tomlinson
- Nigel Waring

The Architectural Heritage Fund
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

29 September 2021

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 2021 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 2021 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 49 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.

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.

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.

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

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.
- 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.

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

- 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.

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

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.

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.

Moore Kingston Smith LLP

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

Devonshire House
60 Goswell Road
London
EC1M 7AD

Date 29th September 2021

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 2021

	Note	Endowment fund £	Restricted fund £	Unrestricted fund £	2021 total £	2020 total £
Income and endowments from:						
Donations and legacies						
Donations and legacies from individuals and corporations		-	-	923	923	1,403
Government grants	4	1,000,000	7,935,725	-	8,935,725	7,116,604
Other grants	5	-	213,664	-	213,664	218,652
		1,000,000	8,149,389	923	9,150,312	7,336,659
Charitable activities		-	-	42,187	42,187	55,414
		-	-	42,187	42,187	55,414
Investments						
Bank Interest/Dividends receivable		-		93,183	93,183	121,303
Interest receivable - on loans disbursed		-	-	505,657	505,657	395,995
Rent receivable		-	-	32,765	32,765	38,663
		-	-	631,605	631,605	555,961
Total income		1,000,000	8,149,389	674,715	9,824,104	7,948,034
Expenditure on:						
Raising funds						
Generating voluntary income		-	-	5,726	5,726	12,085
Investment management - financial		-	-	29,385	29,385	28,976
Investment management - property		-	-	27,473	27,473	18,160
		-	-	62,584	62,584	59,221
Charitable activities						
Loan and grant						
Increase/(decrease) in the loan bad debt provision	6	(95,702)	172,656	41,555	118,509	728,874
Other loan-related activities		-	153,565	126,973	280,538	256,150
Grant making		-	7,535,218	115,572	7,650,790	4,507,570
		(95,702)	7,861,439	284,100	8,049,837	5,492,594
Development and advocacy						
Capacity building		-	138,894	86,860	225,754	231,617
Impact reporting, evaluation and communications		-	-	100,031	100,031	85,701
Contribution to the Heritage Trust Network		-	-	5,000	5,000	5,000
		-	138,894	191,891	330,785	322,318
Total expenditure on charitable activities		(95,702)	8,000,333	475,991	8,380,622	5,814,912
Other						
Increase in onerous lease provision		-	-	-	-	22,544
Total other costs		-	-	-	-	22,544
Total expenditure before gains/(losses) on investments	7	(95,702)	8,000,333	538,575	8,443,206	5,896,677
Net gains/(losses) on investments	13	423,305	-	9,608	432,913	(219,901)
Gain/(loss) on revaluation of investment property	14	(100,000)	-	-	(100,000)	12,000
Net income/(expenditure)		1,419,007	149,056	145,748	1,713,811	1,843,456
Transfers between funds	21	1,361	-	(1,361)	-	-
Net movement in funds	21	1,420,368	149,056	144,387	1,713,811	1,843,456
Reconciliation of funds						
Balances at 1 April 2020		9,776,539	3,923,724	1,882,462	15,582,725	13,739,269
Balances at 31 March 2021	21	11,196,907	4,072,780	2,026,849	17,296,536	15,582,725

All amounts relate to continuing activities.

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

The notes on pages 57 to 68 form part of these financial statements.

The Architectural Heritage Fund
Balance Sheet as at 31 March 2021

		2021		2020	
		£	£	£	£
Fixed assets					
Investments	13		4,246,550		3,839,780
Investment property	14		530,000		630,000
Other tangible assets	15		-		-
Programme related investments:					
Loans disbursed for preservation projects	16		8,328,913		6,582,702
Total fixed assets			13,105,463		11,052,482
Current assets					
Debtors:					
Loan interest receivable		440,033		243,629	
Government grants receivable		2,360,373		1,871,196	
Other accrued income and prepayments		25,165		69,683	
		2,825,571		2,184,508	
Cash at bank and in hand		9,515,599		7,390,154	
		12,341,170		9,574,662	
Creditors: amounts falling due within one year	17	(7,995,882)		(4,652,567)	
Net current assets			4,345,288		4,922,095
Creditors: amounts falling due over one year	18		(149,215)		(328,429)
Provision	19		(5,000)		(63,423)
Net assets			17,296,536		15,582,725
Funds	20,21				
Endowment funds			11,196,907		9,776,539
Restricted funds			4,072,780		3,923,724
Unrestricted funds					
Designated lending fund		1,453,299		1,316,302	
General fund		573,550		566,160	
			2,026,849		1,882,462
Total funds			17,296,536		15,582,725

The financial statements were approved by the Board and authorised for issue, on 29 September 2021 and signed on their behalf by:

Liz Peace
Chairman

29 September 2021

Roy Hodson
Chairman of the Audit & Risk Committee

29 September 2021

The Architectural Heritage Fund
Statement of Cash Flows for the year ended 31 March 2021

	Note	2021	2020
		£	£
Net cash provided by operating activities	22	**1,467,697**	**1,461,109**
Cash flows from investing activities:			
Interest and rents from investments		631,605	555,961
Purchases of investments		(1,766,617)	(2,439,363)
Proceeds from investment disposals		2,545,874	1,196,434
Change in long term cash deposits held in the investment portfolio		(755,000)	600,000
Net cash (used in)/provided by investing activities		**655,862**	**(86,968)**
Increase in cash and cash equivalents in the year		**2,123,559**	**1,374,141**
Cash and cash equivalents at the beginning of the year		7,445,450	6,071,309
Total cash and cash equivalents at the end of the year		**9,569,009**	**7,445,450**

Analysis of cash and cash equivalents

	2021	2020
	£	£
Cash at bank and in hand	9,515,599	7,390,154
Cash held in investment portfolio	53,410	55,296
Total cash and cash equivalents	**9,569,009**	**7,445,450**

Analysis of changes in net debt

	As at 1 April 2020	Cash flows	As at 31 March 2021
	£	£	£
Cash at bank and in hand	7,390,154	2,125,445	9,515,599
Cash held in investment portfolio	55,296	(1,886)	53,410
Total	**7,445,450**	**2,123,559**	**9,569,009**

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

These financial statements are prepared on a going concern basis, under the historical cost convention, as modified by the revaluation of investments being measured at fair value through income and expenditure within the Statement of Financial Activities.

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 effect the Covid-19 pandemic is having on the company's income and expenditure streams. Whilst the pandemic has increased the risk of bad debts from borrowers, slowed down the grant making programmes and delayed fundraising plans, 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.

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 for loans falling under the Charity's Endowment activities is estimated at 6.5%. 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 to the restricted fund. Any other bad debt expense required is taken to 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. The disbursement schedule for the non-refundable HDT revenue grants can be reliably estimated and undisbursed grants held on the balance sheet at year end have been allocated between creditors: amounts falling due within one year and creditors: amounts falling due over 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 financial investments and 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 Statement of Financial Activities includes any realised and unrealised gains and losses during the year.

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 a number of factors including the current credit rating of the debtor, the security held, their financial performance, the payment profile, and the overall experience and capacity of the debtor.

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 1988 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.

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) Investment property

The investment property was sold on 3 September 2021 and the carrying value at 31 March 2021 is based on the sales price achieved, which the trustees believe is a reasonable indiciation of the property's fair value as at 31 March 2021. See note 14 for further information.

(ii) Bad debt provision

The Coronavirus pandemic continues to have on adverse impact on the financial and trading pressures of the heritage and not-for-profit sector which the AHF serves through its lending. 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, the security held, their financial performance, the payment profile, and the overall experience and capacity of the debtor.

Endowment loans

The general bad debt provision is based on a detailed analysis of the portfolio and reflects the most up to date view of the recoverability of loan debtor balances. The provision changes as the profile and performance of the loan book, and the circumstances of each borrower, changes.

In the 2019/20 accounts a general bad debt provision of 11% was estimated to be required, reflecting the significant initial impact of Covid-19 on the AHF's loan portfolio. For the current year 2020/21 the latest portfolio analysis indicates that a general bad debt provision of 6.5% is required, in addition to the specific provisions charged in the accounts.

Heritage Impact Fund loans

The AHF continues to provide for 8.3% of the HIF loan debtor balances as this is considered to be a reasonable estimate, based on a calculation of an average of bad debt, at this relatively early stage of the fund's lending activities.

See note 6 for details of the impairment provision made.

(iii) 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.

4 Analysis of government grants receivable

	Endowment fund	Restricted funds	2021 total	2020 total
	£	£	£	£
Historic England : Culture Recovery Fund	1,000,000	1,050,000	2,050,000	-
Historic England : Transforming Places Through Heritage	-	5,125,896	5,125,896	3,454,464
Historic England: Capacity Building	-	80,000	80,000	183,275
Historic England: Heritage Impact Fund	-	-	-	1,242
Historic Environment Scotland	-	655,000	655,000	439,421
Dept for Communities Northern Ireland: Heritage Impact Fund	-	200,000	200,000	500,000
Dept for Communities Northern Ireland	-	317,600	317,600	45,167
Cadw	-	329,132	329,132	148,560
Cadw: Heritage Impact Fund	-	150,000	150,000	80,000
National Lottery Heritage Fund: RePlan	-	28,097	28,097	2,264,475
	1,000,000	7,935,725	8,935,725	7,116,604

5 Other grant income

	Endowment fund	Restricted funds	2021 total	2020 total
	£	£	£	£
William Grant Foundation	-	107,000	107,000	107,000
Garfield Weston	-	58,332	58,332	50,000
The Pilgrim Trust	-	48,332	48,332	61,652
	-	213,664	213,664	218,652

6 Losses on loans and adjustments to the bad debt provision

	Endowment fund	Restricted funds	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

	Endowment fund	Restricted fund	Unrestricted funds	2020 total
	£	£	£	£
Increase/(decrease) in the loan bad debt provision:				
Loan capital specific	(30,000)		-	(30,000)
Loan capital general	696,940	18,508	-	715,448
Loan interest specific				-
Loan interest general	-	-	43,426	43,426
	666,940	18,508	43,426	728,874

In recognition of the increasingly difficult lending environment in which the AHF needs to operate, and the consequent increase in risk that such 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 2020/21 the latest portfolio analysis indicates that a general bad debt provision of 6.5% is appropriate against endowment loan balances not specifically provided for.

An 8.3% general bad debt provision is carried against Heritage Imact Fund loans outstanding. The Fund is relatively new and whilst no bad debts have been sustained to date 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 £1,403,674 (2020: £1,315,166).

7 Analysis of total resources expended	Staff costs (Note 10)	Grants (Note 8)	Direct costs	Publication costs	Heritage Trust Network	Onerous lease provision	Support costs: Premises costs	Support costs: Depreciation	Support costs: Other costs	2021 Total	2020 Total
	£	£	£	£	£	£	£	£	£	£	£
Resources expended											
Costs of generating funds (unrestricted)	-	-	-	-	-	-	3,551	-	59,033	62,584	59,221
Loan-related activities	157,552	-	83,654	-	-	-	8,455	-	149,386	399,047	985,025
Grant making	472,687	6,740,749	346,544	-	-	-	16,910	-	73,900	7,650,790	4,507,570
Capacity building	153,431	-	-	-	-	-	14,796	-	57,527	225,754	231,617
Impact reporting, evaluation and communications	79,342	-	-	12,166	-	-	2,115	-	6,408	100,031	85,701
Net contribution to the Heritage Trust Network	-	-	-	-	5,000	-	-	-	-	5,000	5,000
Other - change in provision	-	-	-	-	-	-	-	-		-	22,543
2021 total	863,012	6,740,749	430,198	12,166	5,000	-	45,827	-	346,254	8,443,206	5,896,677
2020 total	655,838	3,748,164	309,872	12,219	5,000	22,543	32,605	-	1,110,436	5,896,677	

Loan-related activities include a net increase of £118,509 (2020: £728,874) in the provision for bad debts, as detailed in Note 6.

Other support costs include:

	2021	2020
	£	£
General office and administration	54,195	54,362
Accommodation, travel & subsistence	1,605	27,026
Increase in the provision for bad debts	118,509	728,874
Investment property management (external)	24,684	16,156
Investment management fees (external)	26,596	26,972
Regional support initiative	39,232	195,352
Other costs	47,646	23,337
Governance costs	33,787	38,357
	346,254	1,110,436

Expenditure on charitable activities was £8,380,622 (2020: £5,814,912) of which £(95,702) (2020: £666,940) was attributable to endowment funds, £8,000,333 (2020: £4,598,373) to restricted funds and £475,911 (2020: £549,599) to unrestricted funds.

8 Non-refundable grants

	Offered £	Withdrawn £	2021 Net charge £	2020 Net charge £
Core initiatives:				
England				
Transforming Places through Heritage (DCMS)				
Project viability	708,748	(69,659)	639,089	350,232
Project development	1,426,790	(267)	1,426,523	833,370
Transformational project (incl HDT capital)	2,002,077	-	2,002,077	1,198,350
Crowdfunding challenge	77,500	(25,000)	52,500	99,980
HDTs (revenue)	179,815	-	179,815	537,643
Emergency support grants	90,000			
Growing Community Enterprise through Heritage (DCMS)				
Project viability	-		-	17,256
Project development	-		-	(17,162)
National Capacity Building - HE				
Project viability	79,100	(500)	78,600	32,415
Project development	20,900	(861)	20,039	37,585
Culture Recovery Fund				
Recovery grants	1,000,000		1,000,000	
Scotland				
Main Scotland (HES)				
Project viability	167,114	(11,174)	155,940	81,731
Project development	299,825	(4)	299,821	237,218
HTN (Scotland officer)	28,334	-	28,334	20,000
Emergency support grants	36,093	-	36,093	-
William Grant Foundation				
Project viability	9,960	-	9,960	24,811
Project development	72,769	(541)	72,228	78,000
Wales				
Project viability	40,141	(544)	39,597	30,900
Project development	73,438	(1,199)	72,239	33,940
Capital works	233,164	-	233,164	120,000
Northern Ireland				
Project viability	91,295	-	91,295	26,845
Project development	63,570	(135)	63,435	5,050
Capital works	150,000	-	150,000	-
Total	6,850,633	(109,884)	6,740,749	3,748,164

Number of grants:	2021	2020
Project viability	112	75
Project development	93	63
Transformational project & capital	44	7
Recovery grants	23	-
Emergency support grants	8	-
Other	7	8
	287	153

Restricted grant making expenditure of £7,535,218 (2020: £4,326,073) in the Statement of Financial Activities also includes Transforming Places Through Heritage staff and programme costs, Country Support Officer costs and grant related overheads.

9 Net movement in funds

	2021	2020
	£	£
Net movement in funds is arrived at after charging:		
Auditors' remuneration - current year audit	18,780	16,980
Auditors' remuneration– non-audit services	13,716	11,772
Operating lease charges - land and buildings	21,500	20,000
Operating lease charges- office equipment	2,797	3,745

10 Employees

	2021	2020
	number	number
Average monthly number of employees during the year	19	15
The number of employees whose remuneration exceeded £60,000 was:		
£80,000-£89,999	1	1

Key management comprises the trustees and the chief executive. Total key management personnel remuneration was £100,334 (2020: £99,779).

Staff costs comprise:	2021	2020
	£	£
Salaries	714,920	550,911
Social security costs	71,484	56,207
Pension contributions	56,454	40,524
Other staff costs	20,154	8,196
	863,012	655,838

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 2021 no pension contributions were outstanding (2020: £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, 0 Members (2020 - 7) of the Board incurred expenses for travel and subsistence amounting to £nil (2020: £5,496); none received any remuneration from the AHF.

12 Commitments

Loan commitments

The AHF had the following loan commitments at the year end:	2021	2020
	£	£
Contracted but not yet fully disbursed	1,511,843	524,688
Offered but not yet contracted	3,978,000	3,520,000
Total Commitments	5,489,843	4,044,688

Operating leases

At 31 March 2021 the total of the AHF's future minimum lease payments under non-cancellable operating leases was:

	2021	2020
Amounts payable:	£	£
Amounts due within one year	115,499	102,984
Amounts due between two and five years	42,409	98,665
	157,908	201,649

During the 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 2021 the total of lease payments receivable were:

	2021	2020
Amounts receivable:	£	£
Amounts due within one year	115,499	102,984
Amounts due between two and five years	42,409	98,665
	157,908	201,649

13 Fixed asset investments

	2021	2020
	£	£
Listed investments		
Market Value at 1 April 2020	3,784,484	2,761,456
Additions	1,768,094	2,439,363
Equalisations	(1,477)	-
Disposal proceeds	(2,545,874)	(1,196,434)
Unrealised gains/(losses)	412,577	(211,714)
Realised gains/(losses)	20,336	(8,187)
Market Value at 31 March 2021	3,438,140	3,784,484
Historical cost of investments at 31 March 2021	3,153,627	3,911,474
Analysis of investments		
Listed equities	2,691,352	2,292,212
Treasury bills	-	901,812
UK investment grade bonds	746,788	590,460
	3,438,140	3,784,484
Cash held in the investment portfolio	53,410	55,296
12 Month cash deposits	755,000	-
Market Value of investments at 31 March 2021	4,246,550	3,839,780

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

	2021	2020
	£	£
Unrealised gains/(losses)	412,577	(211,714)
Realised gains/(losses)	20,336	(8,187)
Net gains/(losses) as per Statement of Financial Activities	432,913	(219,901)

Significant investment holdings based on market value at 31 March 2021 were:

	Market Value (£)	Cost (£)
RATHBONE UNIT TRUST MGMT High Quality Bond S Dist	746,788	746,970

14 Investment property

	2021	2020
	£	£
Friars Walk, Market Place, Burton upon Trent, Staffordshire: market value at year end		
Fair Value		
At 1 April 2020	630,000	630,000
Fair value loss	(100,000)	-
At 31 March 2021	530,000	630,000

Friars Walk was acquired by the AHF in April 2009 in full settlement of an overdue loan on the property, at a book value of £500,000, with capital and interest losses having been fully provided for in previous years. The fair value at 1 April 2020, of £630,000, was in accordance with a valuation by an independent examiner dated 19 August 2020. This valuation assumed vacant possession and sale of the property in one lot, which was the board's intention at that time. The valuation was prepared in accordance with the Royal Institution of Chartered Surveyors (RICS) Valuation - Global Standards (effective from 31/01/2020) and with reference also to the UK National Supplement (effective from 14/01/2019).

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. The sale completed on 3 September 2021 and the fair value at 31 March 2021 reflects the sale price achieved. See note 3 for further information on critical judgements.

15 Other tangible assets

	Computer equipment
	£
Cost	
At 1 April 2020	17,237
Disposals	(10,025)
At 31 March 2021	**7,212**
Depreciation	
At 1 April 2020	17,237
Disposals	(10,025)
At 31 March 2021	**7,212**
Net book value	
At 1 April 2020 and 31 March 2021	-

16 Loans disbursed for preservation projects

	2021	2020
	£	£
Loan capital	9,612,695	7,819,530
Loan capital bad debt provision	(1,283,782)	(1,236,828)
	8,328,913	6,582,702

Programme related investments are stated net of provisions of £1,283,782 (2020: £1,236,828) and include £7,155,337 in loans outstanding which are due for repayment after more than one year (2020: £6,159,729). AHF Endowment loan capital is £7,309,519 (2020: £7,596,545) against which there is a £1,092,618 (2020: £1,218,320) bad debt provision. Heritage Impact Fund loan capital is £2,303,176 (2020: £222,985) against which there is a £191,164 (2020: £18,508) bad debt provision.

17 Creditors

	2021	2020
	£	£
Outstanding non-refundable grant offers	7,575,972	4,095,758
Historic England - Challenge fund advance	200,000	200,000
Garfield Weston - Support officer and grants programme deferred income	116,668	175,000
Trade creditors	37,420	80,656
Tax and social security	21,547	18,275
Accruals and deferred income	44,275	82,878
	7,995,882	4,652,567

Deferred income

Deferred income as at 1 April 2020	178,900	56,442
Amount added	2,600	175,000
Income released in the year	(62,232)	(52,542)
Deferred income as at 31 March 2021	119,268	178,900

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

18 Creditors greater than 1 year

	2021	2020
	£	£
Outstanding non-refundable grant offers	149,215	328,429
	149,215	328,429

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 (2020: £Nil). The company remains compliant with its loan covenants.

19 Provision

	2021	2020
	£	£
Provision		
Balance as at 1 April 2020	63,423	179,774
Amount allocated in the year	-	22,544
Amount charged against provision in the year	(58,423)	(138,895)
Balance as at 31 March 2021	5,000	63,423

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. On 7th July 2020 we secured a new tenant and the provision reflects 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 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

	Endowment Funds £	Restricted Funds £	Unrestricted Funds £	Total Funds 2020 £
Fund balances at 31 March 2020 represented by:				
Fixed assets - investment property	630,000	-	-	630,000
Fixed assets - programme related investments	6,378,225	204,477	-	6,582,702
Fixed assets - investments	2,340,844	-	1,498,936	3,839,780
Current assets	427,470	8,518,434	628,758	9,574,662
Current liabilities	-	(4,470,758)	(181,809)	(4,652,567)
Non current liabilities	-	(328,429)	-	(328,429)
Provision	-	-	(63,423)	(63,423)
Total net assets	9,776,539	3,923,724	1,882,462	15,582,725

21 Analysis of funds

	Unrestricted funds				
	Designated lending fund £	General fund £	Restricted fund £	Endowment fund £	Total £
Balance at 1 April 2020	1,316,302	566,160	3,923,724	9,776,539	15,582,725
Net movement of funds for the year:					
Loan bad debt write-offs and provisions	-	(41,555)	(172,656)	95,702	(118,509)
Surplus for the year	-	177,695	321,712	1,000,000	1,499,407
Gains on investment	-	9,608	-	423,305	432,913
Loss on revaluation of investment property	-	-	-	(100,000)	(100,000)
Transfers between funds	136,997	(138,358)	-	1,361	-
Balance at 31 March 2021	1,453,299	573,550	4,072,780	11,196,907	17,296,536

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 2021, £136,997 was transferred from the general fund to the designated lending fund (2020: £117,347 transfer to the general fund) . £1,361 (2020: £15,500) was transferred from the general fund to the endowment fund in agreement with Historic England, being the reallocation of certain withdrawn grant offers.

Endowment fund

Source	Geographical area	2021 £	2020 £
Restricted for lending in geographical areas			
Historic England		6,043,491	4,860,982
The Department for Digital, Culture, Media & Sport (DCMS)		435,000	435,000
	England	6,478,491	5,295,982
Historic Environment Scotland	Scotland	3,735,568	3,547,255
Cadw: Welsh Historic Environment service	Wales	439,844	417,671
Not geographically restricted			
UK Government	UK-wide	543,004	515,631
		11,196,907	9,776,539

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

	England £	Scotland £	Wales £	UK-wide £	Total £
Balance at 1 April 2020	5,295,982	3,547,255	417,671	515,631	9,776,539
Historic England : Culture Recovery Fund - Endowment	1,000,000	-	-	-	1,000,000
Loan capital bad debt provisions - specific	(233,030)	50,000	-	-	(183,030)
Loan capital bad debt provisions - general	284,872	(15,276)	4,089	5,047	278,732
Gains on investment	229,306	153,589	18,084	22,326	423,305
Loss on investment property	(100,000)				(100,000)
Transfers	1,361	-	-	-	1,361
Balance at 31 March 2021	6,478,491	3,735,568	439,844	543,004	11,196,907

21 Analysis of funds (continued)

Restricted funds

	Balance at 1st April 2020	Income	Expenditure	Balance at 31st March 2021
	£	£	£	£
Grants in support of core initiatives:				
Historic England: Transforming Places Through Heritage	-	5,125,896	(5,125,896)	-
Historic England : Culture Recovery Fund	-	1,050,000	(1,050,000)	-
Historic Environment Scotland	-	655,000	(655,000)	-
Cadw	-	329,132	(329,132)	-
Dept for Communities Northern Ireland	-	317,600	(317,600)	-
Historic England: Capacity Building	-	80,000	(80,000)	-
Garfield Weston	-	58,332	(58,332)	-
The Pilgrim Trust	-	48,332	(48,332)	-
National Lottery Heritage Fund: Heritage Impact Fund	2,231,492	28,097	(28,920)	2,230,669
Dept for Communities Northern Ireland: Heritage Impact Fund	500,000	200,000	-	700,000
Historic Environment Scotland: Heritage Impact Fund	475,000	-	(13,818)	461,182
Cadw: Heritage Impact Fund	180,000	150,000	(8,996)	321,004
Historic England: Heritage Impact Fund	448,044	-	(195,119)	252,925
	3,834,536	8,042,389	(7,911,145)	3,965,780
Grants in support of the Tailored Support Fund:				
William Grant Foundation	89,188	107,000	(89,188)	107,000
Restricted funds total	3,923,724	8,149,389	(8,000,333)	4,072,780

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. In addition, a number of grants were awarded directly linked to Covid survival and recovery: Emergency Support Grants in Scotland and England (which offered support towards core costs), and Culture Recovery Grants (which provided funds for new business planning to adapt operating models for increased post-Covid resilience).

The Heritage Impact Fund launched in early 2019 and has been offering loan finance largely for up to five years from the early part of 2019/20. 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 supports 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 2021 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. During 2020/21, the programme also offered a small number of Emergency Support Grants to help organisations survive periods of closure associated with Covid.

The Support Officer initiative, which ran in England from 2012 to Mar 2020 and continues in Scotland and Northern Ireland, 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. In Wales, the Support Officer was promoted to Development Manager (Wales) in 2021.

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 initially committed £200,000 over two years, ending March 2021. The WGF has renewed its commitment to this programme at a value of £100,000 for 2021/22, with a commitment of 'not less than' £70,000 for 2022/23. WGF grants help fund work that the AHF is otherwise normally unable to because of eligibility requirements (e.g. listing status) set by Historic Environment Scotland or other reasons; these grants also particularly focus on local community-led projects.

22 Reconciliation of net income to net cash inflow from operating activities

	2021 £	2020 £
Net income for the year	1,713,811	1,843,456
Adjustments for:		
Net (gains)/losses on investments	(432,913)	219,901
Net (gains)/losses on investment property	100,000	(12,000)
Interest and rents from investments	(631,605)	(555,961)
Increase in debtors	(2,387,274)	(2,313,997)
Increase in creditors	3,164,101	2,396,061
(Decrease)/increase in provisions	(58,423)	(116,351)
Net cash provided by operating activities	1,467,697	1,461,109

23 Post balance sheet events

Investment Property

Friars Walk was sold for £530,000 on 3 September 2021. The £630,000 carrying value in the accounts had been on the basis of a valuation that assumed a vacant possession sale; however, following a strategic review of the best means of achieving a sale, the eventual disposal was with tenants in situ. The sales price achieved indicates that the asset was impaired at the balance sheet date and so this has been adjusted for in these financial statements. See note 14.

Loan repayment

In June 2021, the AHF received payment of a loan for which full provision had been made at the year end. This repayment was funded by a legacy, communicated to the borrower before 31 March 2021. It is therefore considered that the loan was recoverable at the balance sheet date and that this is an adjusting post-balance sheet event in these financial statements. The bad debt provision has been updated accordingly.

Appendix 1 Full 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 (£)
Milton Keynes Christian Foundation Ltd	9 & 9a Stratford Road, Wolverton, Milton Keynes	£14,000
Bideford Town Council	Bideford Pannier Market, Market Place, Bideford, Devon	£12,000
Bideford Town Council	The Patch & Parrot, 5 Cooper Street Bideford, Devon	£15,000
Dewsbury Community Outreach	74 Daisy Hill, Dewsbury, West Yorkshire	£15,000
Ramsgate Town Council	The former fire station, 18-20 Effingham Street, Ramsgate, Kent	£15,000
The Cathedral Church of Christ and the Blessed Mary	The Old Palace, 4 Deansway, Worcester	£15,000
Halifax Opportunities Trust	Hopwood House, Halifax, West Yorkshire	£13,650
Support U	15 Castle Street, Reading, Berkshire	£8,135
Chard and District Museum	Chard Museum, Chard, Somerset	£8,000
Think FC	The Old Cooperative Building, Coalville, Leicestershire	£15,000
Peacock and Verity Community Spaces Ltd	Reah's, Silver Street, Masham, Ripon, N. Yorkshire	£8,400
The Churches Conservation Trust	St Nicholas Church, Westgate Street, Gloucester, Gloucestershire	£14,500
Community 360	Former Church of Holy Trinity, Trinity Street, Colchester, Essex	£12,870
Gloucester Historic Buildings Trust	99-101 Westgate Street, Gloucester, Gloucestershire	£15,000
ACT for Housing Ltd	The Tea Bar, 10-12 Lancaster Road, Preston, Lancashire	£14,150
Bradford Civic Society	Top of the Town - Townscape Heritage Masterplan	£7,680
Blackburn College	Victoria Building, Blakey Moor, Blackburn, Lancashire	£14,900
Leas Lift CIC	Folkestone Leas Lift, Lower Sandgate Road, Folkestone	£15,000
The Marlowe Trust	Poor Priest's Hospital, 20 Stour Street, Canterbury	£14,946

Wisbech Corn Exchange Conservation Trust	Wisbech Corn Exchange, Wisbech, Cambridgeshire	£15,000
Devon Guild of Craftsmen	Riverside Mill, Bovey Tracey, Devon	£13,300
Pontefract Heritage Partnership Ltd.	Pontefract Dispensary Laundry, Pontefract, West Yorkshire	£7,420
Churches Conservation Trust	Church of St John the Evangelist, North Road, Lancaster	£15,000
Stanley Community Builders	Stanley Old Board School and Council Building, Front Street, Stanley, County Durham	£14,874
Support U	15 Castle Street, Reading, Berkshire	£900
Baliffgate Museum & Gallery	Northumberland Hall, Market Place, Alnwick, Northumberland	£15,000
The Old Fire Station Newington	The Old Fire Station, 61 Leswin Road, Stoke Newington, London	£14,000
Friends of Abingdon Civic Society	Old Abbey House, Abbey Close, Abingdon-on-Thames, Oxfordshire	£15,000
Notting Hill Genesis	Cambridge Hall (Tin Tabernacle), Cambridge Avenue, London	£10,000
Wiveliscombe Town Hall Trust	Wiveliscombe Town Hall, The Square, Wiveliscombe, Somerset	£9,600
Plymouth Diocesan Trust	Church of the Immaculate Conception, Summerland Street, Barnstaple, Devon	£15,000
Ryde Town Council	St Thomas' Heritage Centre, 35 Church Lane, Ryde, Isle of Wight	£15,000
Hadleigh Market Feoffment Charity	Hadleigh Guildhall, Market Place, Hadleigh, Suffolk	£15,000
Exeter Northcott Theatre	The Barnfield Theatre, Barnfield Road, Exeter	£15,000
Chester Cathedral Development Trust	30 Werburgh Street, Chester	£14,880
Friends of Stretford Public Hall	Stretford Public Hall, Chester Road, Stretford, Greater Manchester	£14,074
Cheshire Historic BPT	The Cheshire Hydro Electric Building, The Old Dee Bridge, Castle Drive, Chester	£14,550
The Arcade - Dewsbury	The Arcade, Market Place, Dewsbury, West Yorkshire	£15,000
Norman Nicholson House CIC	Norman Nicholson House, 14 St George's Terrace, Millom, Cumbria	£7,800
Penzance Business Improvement District Ltd	Market House, Market Place, Penzance, Cornwall	£15,000
Gloucester City Homes	74 - 78 Southgate Street, Gloucester, Gloucestershire	£14,700
The Garage Trust Ltd	The Old Post Office, Baxters Plain, King's Lynn, Norfolk	£14,937
Happy Accidents CIC	The Drill Hall, Denne Road, Horsham, West Sussex	£14,992
Acton Arts CIC	The Acton Old Library, High Street, Acton, London	£4,590
Suffolk Building Preservation Trust	Brandon Station Building, Bridge Street, Brandon, Suffolk	£9,600

Cliftonville Cultural Space CIC	Margate Synagogue, Albion Road, Margate, Kent	£14,900
Peterborough Cathedral Development & Presentation Trust CIO	Laurel Court, 22 Laurel Court, Precincts, Peterborough, Cambridgeshire	£15,000
Otley Town Council	Local Board Building, Transmission House, North Parade, Otley, West Yorkshire	£15,000
Burnley Empire Trust	Burnley Empire Theatre, Cow Lane, Burnley, Lancashire	£15,000
Morecambe Winter Gardens Preservation Trust Ltd	Morecambe Winter Gardens, 209 Marine Road Central, Morecambe, Lancashire	£13,400
The Old Deanery Project CIC	The Old Deanery, Cathedral Green, Wells, Somerset	£14,000
Exeter Cathedral	The Law Library, 8 The Close, Exeter, Devon	£15,000
Friends of the Royal Oak	The Royal Oak, 69 High Street, Cheadle, Stoke-on-Trent	£14,000
Creative Land Trust	Alice Billings House, 2-12 West Ham Lane, London, E15 4SF	£14,000

Project Development Grants

Organisation	**Building**	**Grant award (£)**
The George Community Pub	The George Inn, 95 High Street, Wickham Market, Woodbridge, Suffolk	£7,925
Devizes Assize Court Trust	Devizes Assize Court, Northgate St, Devizes	£15,000
North Essex Heritage	Balkerne Gardens, Colchester, Essex	£20,000
East Kent Mencap	Foresters Hall, Meeting Street, Ramsgate, Kent	£24,984
Lowestoft Town Council	High Street, Lowestoft, Suffolk	£35,775
The Generator Loughborough CIC	12 Frederick Street, Loughborough, Leicestershire	£71,295
Grimsby Youth Zone	Garth Lane, Grimsby, North East Lincolnshire	£50,000
Berwick Youth Project	5 Palace Street East, Berwick-upon-Tweed, Northumberland	£54,747
Crewe Town Council	Prince Albert St, Crewe, Cheshire	£53,776
King Edward VI College Site Foundation	36 Fore Street, Totnes, Devon	£60,000
TAAG CIO	4/5 Northumberland Place, Teignmouth, Devon	£7,016

Tyne & Wear Building Preservation Trust	The Tyre Shop, 177 High Street West, Sunderland	£12,280
Sowerby Bridge Fire & Water Ltd	Former Fire Station, Council Offices & Swimming Baths, Hollins Mill Lane, Sowerby Bridge, West Yorkshire	£15,000
The Exchange Creative Community CIC	Centenary House, Regent Road, Morecombe, Lancashire	£68,000
St Mary's Church PCC, Chipping Norton	The Old Bank, 16 Market Place, Chipping Norton, Oxfordshire	£74,732
Great Torrington Town Council	The Globe, Great Torrington, Devon	£62,475
Gloucestershire Academy of Music	Barbican House, 31 Barbican Road, Gloucester, Gloucestershire	£25,000
SeaChange Arts	Ice House, Bridge Road, Great Yarmouth, Norfolk	£45,000
Nudge Community Builders	The Gaumont Palace, 34-36 Union Street, Plymouth, Devon	£39,500
intoBodmin CIC	The Old Library, 10 Lower Bore Street,	£55,066
The Stanley People's Initiative	Stanley Halls, 12 South Norwood Hill, Croydon	£59,450
Light Project Peterborough	No 27a, Minister Precincts, Peterborough, Cambridgeshire	£68,402
The Exchange Erith Limited	The Old Library, Erith	£16,631
Ulverston Community Enterprises / Ulverston Coronation Hall	Coronation Hall, Ulverston	£18,480
Silk Heritage Trust (Macclesfield Museums)	Silk Museum, Macclesfield	£22,800
Tooley's Boatyard Trust	Tooley's Boatyard, c/o Banbury Museum, Banbury	£22,300
White Rock Neighbourhood Ventures Ltd	Eagle House, 27-29 Cambridge Road, Hastings, East Sussex	£14,900
New Writing North	Blundell's Department Store, 38 Clayton Street West, Newcastle upon Tyne, Tyne & Wear	£79,600
Ramsgate Town Council	Radford House / Former Fire Station, 18-20 Effingham Street, Ramsgate, Kent	£52,470
Milton Keynes Christian Foundation Ltd	The Shop, 9 & 9a Stratford Road, Wolverton, Milton Keynes, Buckinghamshire	£31,000
Venus Charity	The Kings Centre, 105 Balliol Road, Bootle, Sefton, Merseyside	£39,840
Victoria Centre Blackburn Ltd	Victoria Building, Blakey Moor, Blackburn, Lancashire	£48,572
Hebden Bridge Community Association	The Old Building, Town Hall, St George's Street, Hebden Bridge, West Yorkshire	£30,812
St Saviours CIC	St Saviours Hall, Lanbhay Hill, The Barbican, Plymouth, Devon	£27,000
Norfolk Historic Buildings Trust	Becket's Chapel, 2 Church Street, Wymondham, Norfolk	£37,940
Kidderminster Town Council	Kidderminster Town Hall, Vicar Street, Kidderminster, Worcestershire	£47,250
TAAG CIO	TAAG CIO, 4/5 Northumberland Place, Teignmouth, Devon	£11,772

Crowdfunding Challenge Grants

Organisation	Building	Grant award (£)
TAAG CIO	4/5 Northumberland Place, Teignmouth, Devon	£15,000
Burnley Empire Trust	Burnley Empire Theatre, Cow Lane, Burnley, Lancashire	£15,000
The King's Arms	The King's Arms, 20 Dragon Street, Petersfield, Hampshire	£22,500
Morecombe Winter Gardens Preservation Trust	Morecombe Winter Gardens, 209 Marine Road, Morecombe, Lancashire	£25,000

Transformational Capital Grants

Organisation	Building	Grant award (£)
Valley Heritage	18-20 Market Street, Bacup, Lancashire	£311,271
Great Grimsby Ice Factory Trust	Peterson's Smokehouse, Grimsby, Lincolnshire	£300,000
Luton Culture	Hat Workshop, 47 Guildford Street, Luton, Bedfordshire	£280,000
The Buckinghamshire Historic Buildings Trust	2/3 High Street, High Wycombe, Buckinghamshire	£350,000
Refugee Support Network (now Refugee Action)	Former HSBC Bank, 60-62 High Street Harlesdon, London	£105,574
Paignton Picture House Trust	Paignton Picture House (aka Torbay Cinema), Paignton, Devon	£45,029
Great Yarmouth Preservation Trust	North West Tower, North Quay, Great Yarmouth, Norfolk	£99,900
Tyne & Wear BPT	177 High Street West and 1-2 Villiers Street, Sunderland	£65,303
Historic Coventry Trust	Whitefriars Gate, Much Park Street, Coventry	£100,000
South Station CIC	Levenshulme South Station, 977-979 Stockport Road, Levenshulme Road, Manchester	£100,000
Refugee Support Network	Former HSBC Bank, 60-62 High Street Harlesdon, London	£200,000
Paignton Picture House Trust	Paignton Picture House (aka Torbay Cinema), Paignton, Devon	£45,000

Emergency Support Grants

Organisation	Building	Grant award (£)
Age Concern Southend-on-Sea	Havens Department Store, Westcliff-on-Sea, Essex	£15,000
SeaChange Trust	The Ice House	£15,000
Rio Cinema	Rio Cinema, London	£15,000
Glendale Gateway Trust	21 High Street	£15,000
Gecko	Creation Space, St Peter's Wharf, Ipswich	£15,000
The Marlowe Trust	The Marlowe Kit	£15,000

Heritage Development Trusts

Organisation	Grant award (£)
Heritage Trust Lincolnshire	£59,815
Heritage Lab CIC	£60,000
Heart of Hastings Community Land Trust	£60,000

Cultural Recovery Fund

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

Organisation	Building	Grant award (£)
Clevedon Pier & Heritage Trust Ltd	Clevedon Pier, Clevedon; Waterloo House, Clevedon	£24,720
Slough Fort Preservation Trust	Slough Fort, Rochester	£13,281

Ivy House Community Pub Ltd	The Ivy House, London	£10,000
Benington Community Heritage Trust	St Beona's Church, Benington	£19,384
Future Wolverton Limited	The Old School, Old Wolverton	£20,300
Fort Amherst Heritage Trust	Fort Amherst, Chatham	£14,000
Saltdean Lido CIC	Saltdean Lido, Brighton	£10,800
Trinity Community Arts Ltd	Trinity Centre, Bristol	£45,000
Great Yarmouth Preservation Trust	160 King Street, Great Yarmouth	£27,000
The Manchester Victoria Baths Trust	Victoria Baths, Manchester	£27,192
Clophill Heritage Trust	The Eco Lodges and St Mary's Old Church	£30,750
CADS South Yorkshire	The Abbeydale Picture House, Nether Edge	£19,040
Weardale Museum	High House Chapel & Manse, Weardale	£18,500
Dunkeswell Abbey Church Trust	Holy Trinity (former church), Honiton	£5,000
Exeter Cathedral	Church House / Serge Market Building, Exeter	£35,000
Nottingham Studios	Primary, 33 Seely Road, Nottingham	£19,440
Fulham Palace Trust	Fulham Palace, London	£34,766
Cambridge Museum of Technology	The Old Pumping Station, Cambridge	£33,200
The Charleston Trust	Charleston, Firle	£50,000
Cornwall Buildings Preservation Trust Ltd	Old Duchy Palace, Lostwithiel	£12,000
Middleton Hall Trust	Middleton Hall & Gardens, Tamworth	£22,734
Carnegie Theatre Trust (Workington)	Carnegie Theatre & Arts Centre. Workington	£12,000
Peter Ashley Activity Centres Trust	Fort Widley, Portsmouth	£11,400
Letton Hall Trust	Letton Hall, Norfolk	£32,900
Tyne and Wear Building Preservation Trust	Dunston Staiths, Dunston	£26,163
The Bulldog Trust (t/a Two Temple Place)	Two Temple Place, London	£26,000
SLT Building Preservation Trust Ltd	The South London Theatre Centre, The Old Fire Station, London	£14,100
Cultura Trust	Warwick Bridge Corn Mill, Cumbria	£9,600
Aspire Ryde	Trinity Buildings, Ryde	£20,860
Friends of Ingestre Orangery	Ingestre Orangery, Stafford	£33,000
Delapre Abbey Preservation Trust	Delapre Abbey, Northampton	£19,250

Kingshill House Limited	Kingshill House, Dursley	£7,500
The Cornwall Heritage Trust Ltd	Five sites	£50,000
Acumen Community Buildings Ltd	The Old Rectory, Houghton-le-Spring	£31,560
Re:Source Blackburn	The Exchange, Blackburn	£18,680
Chiswick House and Garden Trust	Conservatory Building, Chiswick House, London	£31,266
Levenshulme Old Library CIO	The Old Library, Levenshulme	£11,500
Re-Form Heritage	Middleport Pottery, Stoke-on-Trent	£22,200
Hoghton Tower Preservation Trust	Hoghton Tower, Hoghton	£30,430
The Portico Library and Newsroom	The Portico Library and Newsroom, Manchester	£24,570
The Churches Conservation Trust	St Nicholas's Chapel, King's Lynn (and others)	£40,600
The Friends of Abingdon Abbey Buildings Trust	Abingdon Abbey Buildings, Abingdon	£9,000
Jubilee Pool Penzance Limited	Jubilee Pool, Penzance	£10,000
National Emergency Services Museum (NESM)	The Old Police / Fire Station, Sheffield	£15,313

Historic Assets Moving into Community Ownership (HACO)

Supported by Historic England

Project Viability Grants

Organisation	**Building**	**Grant award (£)**
East Suffolk Building Preservation Trust	Bawdsey Tin Chapel, Ferry Rd, Bawdsey, Suffolk	£5,000
Netherthorpe & Upperthorpe Community Alliance	Zest Centre, 18 Upperthorpe, Sheffield, South Yorkshire	£5,000
Letton Hall Trust	Letton Hall, Shipdham, Thetford, Norfolk	£4,600
Chamberlain Highbury Trust	Highbury, Moseley, Birmingham	£5,000
Grizedale Arts	Farmer's Arms, Lowick Green, Ulverston, Cumbria	£8,100
Pailton Parish Council	The White Lion Inn, Pailton, Rugby	£7,500

North Craven Building Preservation Trust	Zion Chapel, Castlebergh Lane, Settle	£10,000
Banana Enterprise Network Ltd	Rock Hall, Bolton	£7,500
BACKLIT	Alfred House, Ashley Street, St Ann's, Nottingham	£8,880
The Helm @ Croglin	Former St John's Church, Croglin, Cumbria	£8,500
Junction Arch Heritage & Arts CIC	Cemetery Junction Arch, London Road, Reading , Berkshire	£4,420
Burslem Port Trust	Shropshire Union Canal Company Wharf Warehouse, Potteries Waste Ltd, Navigation Road, Burslem, Staffordshire	£4,600

Project Development Grants

Organisation	Building	Grant award (£)
Sinai Park House Trust	Sinai Park House, Burton-on-Trent, Staffordshire	£2,200
Trent Park Museum Trust	Trent Park House, Cockfosters Road, London	£12,000
Barrow Hill Community Trust	Barrow Hill Memorial Hall, Chesterfield, Derbyshire - grant increase	£2,625
Natural Enterprise Ltd	Appley Tower, Garden Walk, Ryde, Isle of Wight	£4,075

SCOTLAND

Funded by Historic Environment Scotland

Project Viability Grants

Organisation	Building	Grant award (£)
Isle of Canna Community Development Trust	Coroghan Barn, Canna, Small Isles, Highland	£6,200
Glasgow Building Preservation Trust	Govanhill Trinity Church, 28 Daisy Street, Glasgow	£10,000
South West Scotland Community Rail Partnership	Girvan Station, Vicarton Road, Girvan, South Ayrshire	£6,000
ARC Kingussie	Pitmain Lodge and MacRobert House, Kingussie, Highland	£7,000

Astley Ainslie Community Trust	133, Grange Loan, Edinburgh	£7,500
Westburn Development Trust SCIO	Westburn House, Westburn Park, Aberdeen	£5,000
Langside Halls Trust	Langside Halls, Langside Avenue, Glasgow	£5,000
Clachan Village Hall Committee	Kilcalmonell Free Church, Clachan, Tarbert, Argyll	£5,520
Mid-Deeside Community Trust	Huntly Arms Hotel, Charleston Road, Aboyne, Aberdeenshire	£10,000
Drummond Arms Regeneration Ltd	Drummond Arms Hotel, James Square, Crieff, Perth and Kinross	£5,000
Clyde Atlantic Trust	Sugar Warehouse, Greenock, Inverclyde	£7,000
The Leanchoil Trust	Leanchoil Hospital, 92 St Leonards Road, Forres, Moray	£5,000
Castle Douglas Development Forum	Douglas Arms Hotel, 200-206 King Street, Castle Douglas	£8,184
Cockenzie House & Gardens	Cockenzie House, 22 Edinburgh Road, Cockenzie, East Lothian	£8,600
Portobello Central Ltd	Portobello Town Hall, 147-149 Portobello High Street, Edinburgh	£6,500
Dumfries High Street Ltd	109 High Street, Dumfries, Dumfries & Galloway	£10,000
Buth Bharraigh Ltd	Taigh na Square, Castlebay, Isle of Barra, Outer Hebridies	£8,250
Society of Antiquaries of Scotland	John Donald & Co, 3,8,9,10 Bristo Port, Bristo Place, Edinburgh	£4,500
Many Studios CIC	Former Cumberland Street Station, 1 Salisbury Street, Glasgow	£6,000
Creetown Building Preservation Trust	The Ellangowan Hotel, St John Street, Creetown, Newton Stewart, Dumfries and Galloway	£8,860
The Scottish Civic Trust	Egyptian Halls, 84-100 Union Street, Glasgow	£10,000
Dumfries Historic Buildings Trust	Rosefield Mills, Troqueer Road, Dumfries	£7,000
Glasgow Building Preservation Trust	Various	£10,000

Project Development Grants

Organisation	**Building**	**Grant award (£)**
Kilmarnock Station Railway Heritage Trust	The Old Man's Cabin, Howard Park, Kilmarnock	£6,020
Dundee Museum of Transport Trust	Maryfield Tram Depot, 25 Forfar Road, Dundee	£10,000
Oban Communities Trust	Former Rockfield School, Stevenson St, Oban, Argyll	£13,260
Tain Heritage Trust	Tain Picture House, Tain, Ross-shire	£12,000

Starting Step Ltd	HMP Perth Staff Club, 3 Edinburgh Road, Perth, Perth & Kinross	£8,500
North East Scotland Preservation Trust	Former Clydesdale Bank, 34 Broad Street, Fraserburgh, Aberdeenshire	£10,000
The John Rae Society	The Hall of Clestrain, Orphir, Orkney	£15,000
Old School Thornhill	Old School Thornhill, Station Road, Thornhill, Dumfries & Galloway	£15,000
Isle of Kerrera Development Trust	Kerrera Old School, Kerrera, Oban	£7,819
All Roads lead to Whithorn Trust	The Former Grapes Hotel, 10-12 George St, Whithorn, Wigtownshire	£15,000
Govanhill Baths BPT	Govanhill Baths, Calder Street, Glasgow	£10,000
Milnbank Housing Association	Bellgrove Meat Market Sheds, Bellgrove Street, Glasgow, Lanarkshire	£15,000
North East Scotland Preservation Trust	Former Clydesdale Bank, 34 Broad Street, Fraserburgh, Aberdeenshire	£10,000
Action Kintore SCIO	Town House, The Square, Kintore, Aberdeenshire	£12,665
Braemar Community Ltd	Braemar Castle, Braemar	£12,500
The Willow Tea Rooms Trust	Mackintosh at the Willow, 215-218 Sauchiehall Street, Glasgow	£10,000
Tain Heritage Trust	Tain Picture House, Tower Street, Tain, Ross-shire	£12,841
MacDiarmid's Brownsbank	Brownsbank Cottage, Candymill, Biggar, South Lanarkshire	£7,698
Bannockburn House Trust	Bannockburn House, Chauffeur's Cottage & Stables, Stirling	£15,000
Leith Theatre Trust	Leith Theatre, 28-30 Ferry Road, Edinburgh	£5,000
Fife Employment Access Trust	Flax Mill, Silverburn Park, Largo Road, Leven, Fife	£15,000
The Haining Charitable Trust	The Haining, he Haining Estate, Selkirk, Scottish Borders	£15,000
SeaChange Arts	Slains Kirk, Collieston, near Ellon, Aberdeenshire	£10,214
The Wasps Trust	Inverness Creative Academy, Midmills Building, Stephen's Street, Inverness	£3,000
Urras an Taighe Mhòir	An Taigh Mòr, Breasclete, Isle of Lewis, Eilean Siar	£11,614
Forres Area CommunityTrust	Forres Town Hall, High Street, Forres, Moray	£15,694
The Ridge SCIO	Black Bull Close, 72-74 High Street, Dunbar, East Lothian	£6,000

Emergency Support Grants

Organisation	Building	Grant award (£)
Ardnamurchan Lighthouse Trust	Ardnamurchan Lighthouse Complex, Kilchoan, Acharcle, Argyll	£8,000
The Pyramid at Anderston	The Pyramid at Anderston, 759 Argyle Street, Glasgow	£28,093

Funded by William Grant Foundation

Project Viability Grants

Organisation	Building	Grant award (£)
Balmacara Hall Community Committee	The Square, Kyle, Balmacard, Ross Shire	£9,960

Project Development Grants

Organisation	Building	Grant award (£)
Kinning Park Complex	Kinning Park Complex, 43 Cornwall Street, Glasgow	£15,000
Tobermoray Harbour Association	The Sawmill and the Boathouse, Tobermory, Isle of Mull	£4,000
Skye & Kyle Rail Development Company Ltd	The Signal Box, Stoney Rd, Kyle of Lochalsh, Ross-shire	£10,000
Craigmillar Now	St Andrew's Newcraighall, 58 Newcraighall Road, Edinburgh	£10,190
Longhope Lifeboat Museum Trust	Longhope Lifeboat Museum, Salwick, Longhope, Stromness, Orkney	£3,000
PACE Theatre Company	Mannequins II / New Templar Hall, 13 Old Sneddon Street, Paisley, Renfrewshire	£6,000
Dumfries High Street Ltd	113/115 & 117 High Street, Dumfries, Dumfries & Galloway	£10,000
Leverhulme Community Hub Ltd	Leverhulme Community Hub, The Old School, Leverburgh, Isle of Harris	£7,500
Colinton Village Enterprise	Spylaw Park Outbuilding, (Former Coach House), Spylaw Park, Colinton, Edinburgh	£7,079

WALES

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

Project Viability Grants

Organisation	Building	Grant award (£)
Welsh Norwegian Society	Norwegian Church Arts Centre, Cardiff	£4,000
Foundation for Jewish Heritage	Merthyr Tydfil Synagogue, Merthyr Tydfil	£4,224
Thomas Jones Pencerrig Trust	Pencerrig House and Gardens, Llanelwedd	£3,777
Foundation for Jewish Heritage	Merthyr Tydfil Synagogue, Merthyr Tydfil	£1,440
Colwyn Victoria Pier Trust	Colwyn Victoria Pier, The Promenade, Colwyn Bay	£4,200
Volcano Theatre Company Ltd	4 Strand, Swansea	£7,500
Slate Heritage International Limited	Maenofferen Slate Dressing Mill, Llechwedd Slate Quarrie, Blaenau Ffestiniog, Gwynedd	£7,500
Sarah Brisco Trust for Newtown and Llanllwchaiarn	Sarah Brisco House, The Cross, Newtown, Powys	£7,500

Project Development Grants

Organisation	Building	Grant award (£)
Awen Cultural Trust	Muni Arts Centre, Pontypridd	£5,000
Melin Daron Cyf	Y Felin, Aberdaron, Gwynedd	£10,000
Menter y Plu	Tafarn y Plu, Llanystumdwy, Gwynedd	£6,000
Menter Iaith Conwy	Yr Hen Fanc, Llanrwst	£6,838
Enbarr Foundation CIC	John Summers Clocktower and Site, Shotton	£5,600
Welsh Dance Theatre Trust / Rubicon Dance	Roath Library, Cardiff	£20,000

The Bryntail Cottage Charity	Bryntail Cottage and Miners Cottage, nr Bryntail Farm, Llanidloes, Powys	£10,000
Trigonos	Plas Baladeulyn, Nantlle, Gwynedd	£10,000

Funded by Cadw

Capital Works Grants

Organisation	Building	Grant award (£)
Hafod Ceiri	Capel M.C., Llithfaen, Gwynedd	£40,000
Plas Gunter Mansion Trust	Gunter Mansion, Abergavenny	£34,600
Llanelly House Trust	Llanelly House, Llanelli	£28,564
Menter y Plu	Tafarn y Plu, Llanystumdwy, Gwynedd	£40,000
Melin Daron	Yr Hen Felin, Aberdaron	£50,000
Llanfyllin Dolydd BPT	Master's House, Llanfyllin Workhouse	£40,000

NORTHERN IRELAND

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

Project Viability Grants

Organisation	Building	Grant award (£)
St Columb's Hall Trust	St. Columb's Hall, Derry	£6,000
Development Trusts NI	The Synagogue, Belfast, Antrim	£5,000
Hearth Historic Buildings Trust	Riddel's Warehouse, 87-91 Ann Street, Belfast	£2,500
RSPB	Belvoir Park Forest Stable Block, Education Centre, Belfast	£5,000
Kilkeel Charitable Trust	Vogue Cinema, Kilkeel Town Hall, 52 Newry Street, Kilkeel, Co.Down	£7,500
Belfast Charitable Society	Crumlin Road Courthouse, Crumlin Road, Belfast, Antrim	£7,500

North Belfast Working Mens Club	North Belfast Working Mens Club, 32a Danube Street, Belfast, Antrim	£7,470
MYMY - Mind Your Mate and Yourself	Ardnabannon House, 3 - 5 Ardnabannon Road, Castlewellan, Down	£7,200
Knitted Knockers of Northern Ireland	The Courtyard, Brownlow House, Windsor Avenue, Lurgan, Armagh	£7,500
Ederney Community Development Trust	St Joseph's Hall and The Town Hall in Ederney, Castederg Road and High Street, Ederney, Fermanagh	£7,500
Northern Ireland Trade Union Educational & Social Centre Ltd	Portview Trade Centre, 310 Newtonards Road, Belfast, Antrim	£7,490
Strangford Residents Association	Strangford Castle, Castle Street, Strangford, Co Down	£6,000
Rural Action	Lindesay Hall, Loughry Estate, Cookstown, Tyrone	£7,385
Thomas Doran Parkanaur Trust	Parkanaur Manor House and Residential College, 57 Parkanaur Road, Dungannon, Tyrone	£7,250

Project Development Grants

Organisation	**Building**	**Grant award (£)**
Rathfriland & District Regeneration Co.Ltd	Chandlers House, Rathfriland, Co. Down	£3,810
Rathlin Development & Community Association	East Lighthouse, Rathlin Island, Co. Antrim,	£2,400
Sailortown Regeneration	St Joseph's House, Sailortown, Belfast, Antrim	£10,000
Hearth Historic Buildings Trust	Riddel's Warehouse, Ann Street, Belfast, Antrim	£10,000
Belfast Buildings Trust	Carlisle Memorial Trust, Carlisle Circus, Belfast, Antrim	£7,360
Clonduff Development Enterprise Ltd	Former Church of Ireland, Hilltown, County Down	£10,000
The Waterways Community	The Stables, Navigation House, Lisburn, Co Antrim	£10,000
North Belfast Working Mens Club	32a Danube Street, Belfast	£10,000

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

Capital Works Grants

Organisation	Building	Grant award (£)
Hearth Historic Buildings Trust	Riddel's Warehouse, 87-91 Ann Street, Belfast, Antrim	£30,000
Caledon Regeneration Partnership Ltd	The Wool Store, 1 Mill Row, Caledon, Co.Tyrone	£30,000
North Belfast Working Mens Club	32 Danube Street, Crumlon Road, Belfast	£30,000
Sailortown Regeneration	St Joseph's House, 9 Prince's Dock Street, Sailortown, Belfast, Antrim	£30,000
Rathriland & District Regeneration Company Ltd	Chandlers House, 27 Church Square, Rathfriland, Down	£30,000

The Architectural Heritage Fund
ahfund.org.uk
Tel: 020 7925 0199
Email: ahf@ahfund.org.uk

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Company Number:1150304
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