

Finding Funding: Turning Historic Buildings into Heritage Assets

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Welcome – Workshop Agenda



Overview of
main funding
programmes
available



Support and
advice from
Architectural
Heritage
Fund



Case Study

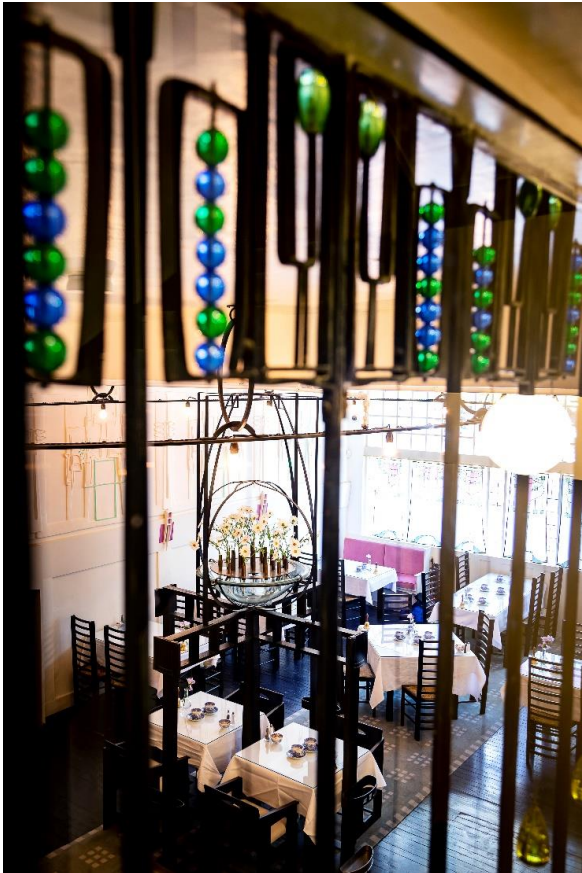


Tips &
resources



Q&A





What does heritage mean to you?

Heritage can be anything from the past that you value and want to pass on to future generations

- Oral history
- Cultural traditions
- Nature
- Natural and designed landscapes
- Community archaeology
- Historic buildings, monuments and environments
- Collections of objects, books or documents in museums, libraries or archives
- History of people and communities or places and events
- Heritage of languages and dialects
- Places and objects linked to our industrial, maritime and transport history

National Lottery grants for Heritage

Open programmes for all types of heritage



£3,000 to £10,000

- Apply when you are ready
- Go straight to an application form and apply

£10,000 to £250,000

- Apply when you are ready
- Online Project Enquiry Form available for advice before you apply

£250,000 to £10million

- Quarterly deadlines
- Required to submit an Expression of Interest before you apply

Top tips for a NLHF application



- Plan out and cost all elements of the project you wish NLHF to fund. Include contingency, inflation and evaluation budgets.
- Demonstrate how you will achieve outcomes – mandatory outcome is ***‘a wider range of people will be engaged in heritage’***.
- Have a project plan that includes activities as well as capital works to demonstrate how you will achieve this.
- Show clear timescales for delivery
- Identify project risks and how you will mitigate them. (risk register
- Keep your grant request realistic
- Consider partner funders
- Demonstrate need and opportunity – letters of support from a range of your stakeholders. If groups helping you deliver elements of your plan then include written confirmation from them.
- How will you maintain the benefits post project?



HISTORIC
ENVIRONMENT
SCOTLAND

ÀRAINNEACHD
EACHDRAIDHEIL
ALBA

Our Past Our Future

The Strategy for Scotland's Historic Environment

OUR PAST, OUR FUTURE

Scotland's national strategy for the
historic environment 2023-2028 is
launched



Priority 1: Net Zero

Scotland will achieve net-zero emissions by 2045. Find out how the historic environment will contribute to this target.



Priority 2: Communities and Places

Discover how people and communities are at the heart of Scotland's historic environment.



Priority 3: Wellbeing Economy

Understand how our historic environment can enrich our communities and help our local places to thrive.



HISTORIC ENVIRONMENT SCOTLAND GRANTS

WHAT'S NEW?

- Streamlined and flexible
- 3 funding streams – express, small and large
- Shorter decision times for smaller grants
- Introduction of detailed guidance including project specific guidance.
- Changes to grant control periods and legal requirements for repair grants.
- Introduction of Payment Plans and new online claiming and reporting process

FUNDING STREAM	GRANT REQUEST
EXPRESS	Up to £25,000
SMALL	£25,001 to £100,000
LARGE	£100,001 to £500,000



HISTORIC ENVIRONMENT SCOTLAND GRANTS

FUNDING STREAMS AND TIMESCALES		
Stage	Deadline	Decision
Express Grants (£1,000 to £25,000)		
Expression of interest	Open all year	10 days
Application	Open all year	6-8 weeks
Small Grants (£25,001 to £100,000)		
Expression of interest	Open all year	10 days
Application	Three per year (30 April; 31 August; 31 December)	10-12 weeks
Large Grants (£100,001 to £500,000)		
Expression of interest	Open all year	10 days
Application	Three per year (30 June; 31 October; 28/29 February)	12-16 weeks



Community Ownership Fund



HM Government

The £150 Million fund exists to help local communities across the UK to take control of assets, amenities or facilities that are at risk of loss without community intervention

- Take ownership of a physical community asset **at risk**, such as land and buildings, which benefit local people
- Renovate, repair, or refurbish an asset to make it sustainable for the long term

Up to £250k to purchase or lease a local asset or to help pay for refurbishments. (Up to £2M in exceptional cases)

COF capital funds must be 'matched' 20% or more from alternative sources.

Up to £50,000 revenue funding is available to fund project development costs – no match required

Risk can be from

- closure
- sale
- neglect and dereliction under current ownership
- energy inefficiency that threatens long-term sustainable operations
- an unsustainable current business model



Community Ownership Fund & Scottish Land Fund

Scottish Land Fund

- Geographic Communities only
- Up to 95% of capital costs of project
- Acquisition of assets only
- Stage 1 - Development Costs (up to £30K)
- Stage 2 - Acquisition costs (up to £1 million)
- £10 million per year

Community Ownership Fund

- Geographic and Communities of Interest
- Up to 80% of capital costs of project
- Acquisition and renovation of assets
- Up to £250K (or £1M for sports or significant projects)
- £3-4 million per year to Scotland
- Running until March 2025

Funding Priorities

- Help communities find sustainable new uses for their local historic buildings
- Community-led regeneration using heritage buildings
- Social Enterprises / Community Businesses / Affordable Housing
- Tackling isolation & rural poverty
- Organisations that haven't taken on a heritage buildings before
- Opportunities for community ownership and/or control
- Asset Transfer



Who we can fund

- Not-for-private-profit organisations or lowest tiers of local government
- Charities & Social Enterprises

Who we can't fund

- Projects without either a Change of Use, or Change of Ownership
- Buildings in private ownership
- Buildings without historic interest
- Structures not buildings



Project Viability Grants

Up to **£10,000**. No match funding required.
Monthly application and decision cycle.

Help to answer some key questions:

- Should we take on this building – or not?
- What would it cost to buy it? (*Valuation*)
- What would we use it for if we owned it? (*Options Appraisal*)
- What changes would we need to make? (*Architect*)
- What would it cost to make the changes? (*Quantity Surveyor*)
- How will we make money to pay to run it? (*Business Plan*)



Project Development Grants

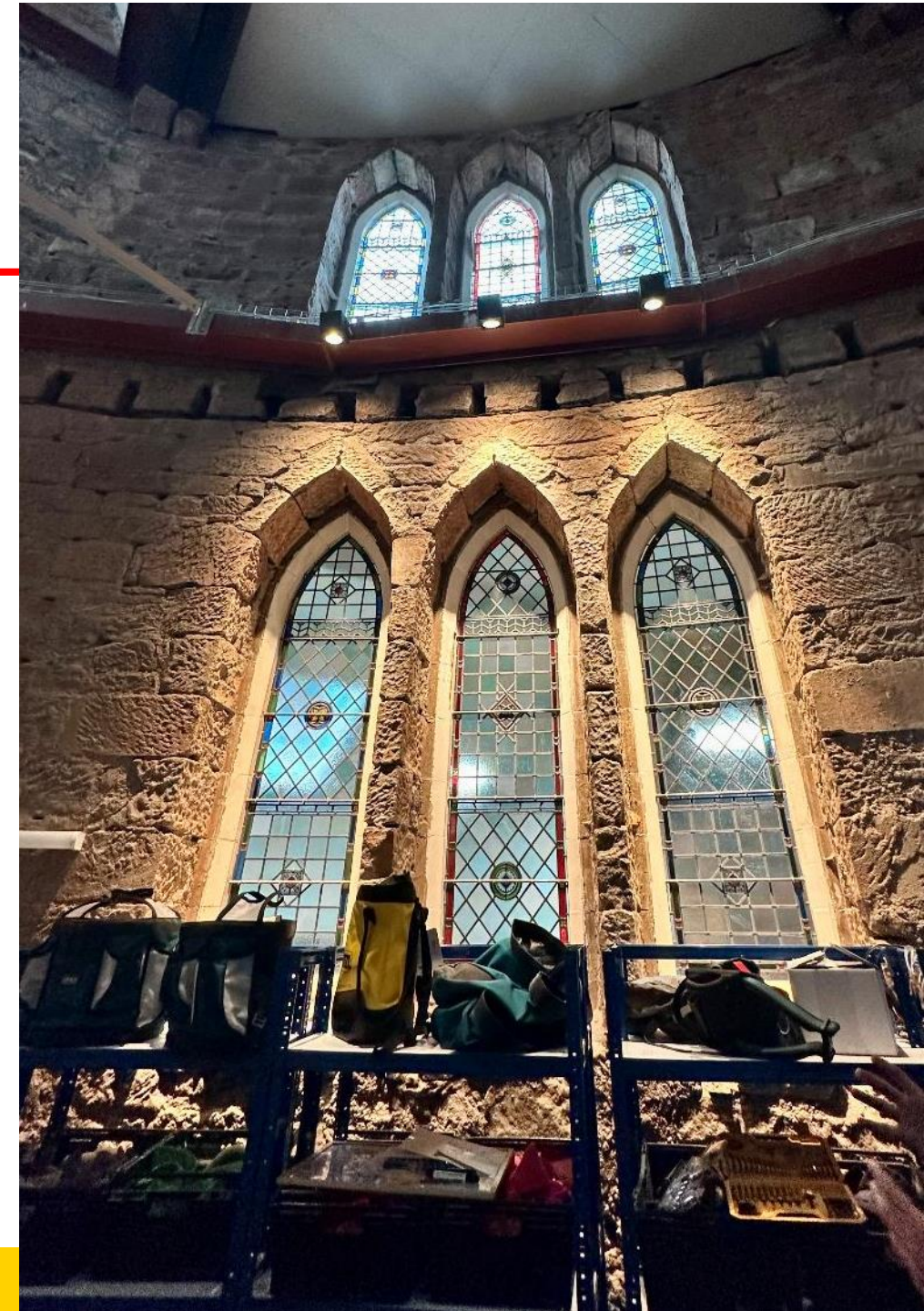
Up to **£40,000**. Usually looking for 50% match funding. Monthly or quarterly application and decision cycle.

Once you've decided to go ahead, and have a rough idea what you want to do.

Help to take the project to the point of applying for capital funding:

- Add detail to outline plans
- Revise costings based on final designs
- Take outline to detailed business planning
- Capital Fundraising

- Organisation Capacity Building – help pay for a Project Organiser or similar staff member to manage the project



Loans & Social Investment

- Acquisition
- Fundraising Gap
- Cash Flow
- Business Development
- From £20k - £500K
- From 6months to 25 years



Case Study: Above Adventure

Unused, Cat. B listed church in central Kilmarnock

£3.8M Project: Now fully accessible & inclusive indoor climbing centre

- Major external and internal repairs and alterations
- Church pews and balcony largely removed
- New modern link building added between church and hall
- Historic fabric – including pews and pillars – re-used elsewhere in building as much as possible
- Focal stained glass windows cleaned and restored



Case Study: Above Adventure

EIGHT YEARS LATER...

AHF Support Timeline:

2015: Viability funding assisted with a feasibility study.

2016: Development grant, for design team fees.

2018: Development grant, for further design team fees

2017 & 2020:

Two separate social investment loan offers totalling over £200,000 helped enable both an initial meanwhile use phase in the church hall, and then to deliver the full large-scale capital project.

AHF was also able to introduce the project to other private funders who then helped with further capital funding.





Tips for writing a good application

**Avoid excessive jargon
and 'buzzwords'**

**Ensure your project
meets the eligibility
criteria and aims for
the fund – read the
guidance notes!**

**Ensure a mix of facts
and figures as well as
good stories and
examples**

**Get constructive
feedback on your
application form**

**Be realistic - about
timescales, costs and
capacity**

**Be honest - identify
risks, issues and
potential negative
outcomes**

**Ensure you can recover
as many of your costs
as possible**

**Discuss your project
with the funder before
you start your
application**

**Articulate a clear vision
of what you are trying
to do and why**



Other sources of funding

Heritage Funding Directory

free guide to financial support for anyone undertaking UK related heritage projects; Managed by the Heritage Alliance and Architectural Heritage Fund

The Listed Places of Worship (LPW) Grant Scheme

Provides grants to recover the VAT on repairs of over £1,000 to listed buildings used as places of worship.

Community Shares Scotland

Raising finance directly from your community through shares





Q&A + Discussion





Resources

Digital Toolkit from Heritage Trust Network – resources for all stages of heritage regeneration projects

Empowering Design Practice resources – aim to provide inspiration to those thinking about making changes to their historic building

Sustainable uses for old buildings – introductory guide examining the opportunities and challenges involved with taking former civic buildings into community ownership

Communities and ownership – Historic Environment Scotland guidance for communities considering heritage projects

Beyond the usual suspects – DTAS Guidance on alternative sources of funding

Your church, your community – guidance for communities considering taking over a church



**Development
Trusts Association
Scotland**

A Thriving Community-led Network

Development Trusts Association Scotland

DTA Scotland is a Scottish Charitable Incorporated Organisation (SCIO) No. SC034231