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Department  
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# External Evaluation of Transforming Places through Heritage

Final Report August 2023





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**Quality assurance**

Keith Burge  
Managing Director

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# Contents

## Contents

Quality assurance .....	2
<b>Executive Summary</b> .....	<b>5</b>
Programme Overview .....	5
Programme Achievements .....	6
<b>1 Introduction</b> .....	<b>8</b>
1.1 Overview of this report .....	8
1.2 Evaluation aims .....	8
1.3 Methodology .....	9
Stakeholder consultations .....	9
Grantee e-survey .....	9
Modelling of impact .....	10
<b>2 Strategic Context of TPtH</b> .....	<b>11</b>
2.1 Overview of the Transforming Places Through Heritage (TPtH) programme and its aims .....	11
2.2 Strategic fit with wider regeneration funding .....	12
2.3 TPtH programme rationale .....	13
2.4 Stakeholder perceptions of strategic fit and programme rationale .....	14
<b>3 Outputs and delivery</b> .....	<b>16</b>
3.1 Overview of grants .....	16
3.2 Support delivered to grantees and their perceptions .....	18
Support to grantees .....	19
3.3 Programme delivery – successes .....	20
Delivery successes according to grantees .....	20
3.4 Programme delivery – challenges .....	22
Impact of the Covid-19 pandemic .....	23
<b>4 Outcomes</b> .....	<b>24</b>
4.1 CSF1: provided regeneration benefits to local areas and high streets, assisting in making high streets and town centres fit for the future .....	24
4.2 CSF2: Protected, enhanced and safeguarded historic buildings across England, offering viable new uses for disused and under-utilised high street properties .....	25
4.3 CSF3: built capacity within local community groups, social enterprises, and charities .....	25
4.4 CSF4: Piloted innovative, alternative uses, ownership structures and investment models to facilitate long term regeneration .....	27
4.5 CSF5: Maximised the positive social impacts around restoring historic buildings .....	28
4.6 Additional grantee outcomes .....	29
Value of support .....	29



Impact on grantees and local organisations.....	30
Progression of projects.....	32
Relationships.....	33
4.7 Counterfactual.....	33
4.8 Programme legacy.....	35
<b>5 Programme Impact Modelling</b>	<b>36</b>
5.1 Modelling GVA impact.....	36
Method.....	36
Net additional outcomes.....	37
5.2 Crime reduction.....	39
Methodology.....	39
Net additional outcomes.....	40
5.3 Willingness to pay valuation.....	40
Methodology.....	40
Net additional outcomes.....	40
5.4 Wellbeing valuation.....	41
Methodology.....	41
Net additional outcomes.....	41
5.5 Volunteer Wellbeing valuation.....	42
Methodology.....	42
Net additional outcomes.....	42
5.6 Value for Money Assessment.....	42
<b>6 Conclusions and Recommendations</b>	<b>44</b>
6.1 Conclusions.....	44
6.2 Recommendations.....	45
<b>Appendix A Survey Respondents</b>	<b>46</b>
<b>Appendix B Additionality Insights</b>	<b>47</b>
Methodology.....	47
Other additionality factors.....	49
Application of additionality principles.....	49
Insights from additionality principles.....	50



# Executive Summary

## Programme Overview

This evaluation of the £15.4m Transforming Places through Heritage Programme (TPtH) was completed between April and July 2023. The report focuses primarily on outputs, outcomes, and, in particular, impacts. It is based on a review of documents and data, interviews with a number of key stakeholders and a survey of grantees, as well as use of government-endorsed data sources and guidance to calculate the value of impacts.

Launched in 2019, the programme is funded by Department for Culture, Media and Sport (DCMS) and administered by the Architectural Heritage Fund (AHF). It aims to support heritage regeneration projects which will contribute to the transformation of town centres and high streets in England through provision of funding and expert help. It has provided 338 grants to 239 organisations.

These have come in the form of:

- **Project Viability Grants** (up to £15,000) - to explore options and test whether potential uses will be viable.
- **Project Development Grants** (up to £100,000) - to develop the business case and detailed technical designs.
- **Transformational Project Grants** (up to £350,000) - to cover the cost of building acquisition, repair and conservation work and associated fees as well as a variety of other work.
- **Crowdfunding Challenge Grants** (up to £25,000) - for development or capital costs or both, matching the amount raised through a crowdfunding campaign.
- **Community Shares Booster** (up to £50,000 equity) - grants to develop community share offers and equity investments to match the amount raised in Community Shares.

To qualify for funding, a project had to involve a heritage building located in a high street or town centre in England. It also had to be run by a not-for-private-profit organisation. In addition, the building must have heritage value and be of special architectural or historic interest.

TPtH also provided revenue funding for organisational capacity building for a select group of pilot 'Heritage Development Trusts', an events programme (Open High Streets) delivered by the Heritage Trust Network and expert advice and mentoring support for projects delivered through a national framework of Consultant Project Advisers

TPtH has five "critical success factors", namely:

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

In addition, TPtH aimed to link the built heritage environment with a wider agenda around community wellbeing, instilling pride in place, delivering economic impact, jobs, and better health outcomes for local populations.



## Programme Achievements

TPtH has played a significant role in helping projects move forward – an impact which, in the majority of cases, would not otherwise have happened in the absence of the programme. Having supported projects to progress, TPtH is forecasted to generate significant economic and social impacts, **generating a return of £3.38 in value for every £1.00 invested**. These benefits are expected to take the form of direct benefits in Gross Value Added (GVA) output and reductions in crime as well as indirect benefits, including volunteer wellbeing benefits and Willingness to Pay (WTP) benefits. Effectively, taking into account the number of projects that would not have gone into operation in the absence of TPtH, this forecast describes the monetised outputs and outcomes that are attributable to the TPtH programme. These monetised outputs and outcomes are expected -if realised- to come into fruition over a ten-year period, and are in no way guaranteed to be the exact values forecasted.

In respect of the critical success factors against which its success was to be judged, it has already demonstrated achievement and good progress towards achievements as follows:

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

The Programme was also commended by stakeholders and grantees for the following:

- supporting the transition away from grant dependency to sustainable business models/building use.
- providing early-stage funding intervention that was often the only option for organisations that could not raise debt finance or draw on other funding options.
- offering grantees much more than a funding transaction, including guiding projects to other sources of support.
- encouraging local engagement in project activity and in the use and/or operation of heritage buildings, including by under-represented groups.
- spawning creative business models and creative use of heritage spaces.
- de-risking projects, which helped to secure funding further down the line by testing the project was sufficiently robust and in offering AHF's seal of approval.

As such, it was seen to be delivering the following:

- **Reinforcing Levelling Up:** delivering in places where the market is not working and where investment can make a difference.
- **Being transformative:** turning buildings from a liability into an asset and initiating a ripple effect of regeneration in neighbouring properties.
- **Promoting agency:** empowering communities to develop their own solutions and engendering pride of place/community wellbeing.
- **Sparking innovation:** being at the vanguard of a new movement with a distinct equity investment model through the Community Shares Booster.
- **Facilitating diversity:** engaging new groups and encouraging a range of uses and activities.

The main suggestions for improvement were as follows:

- **Better sequencing:** TPtH or future programmes like it should start earlier than programmes such as the HS HAZ and programme timescales would benefit from being longer.



- **More time:** Grants and especially programmes to run for longer (at least five years) to help identify good practice and learnings then apply and build on those, as well as resolve practical issues such as approvals of larger community shares investments.
- **More funding flexibility to link to other programmes:** e.g. could projects which need top up funding access HAZ?
- **Brokerage/advocacy:** more engagement from stakeholders including the programme team with 'nervous' local authorities to reassure them that grassroots organisations are being supported and that projects like theirs have been delivered successfully before.





# 1 Introduction

## 1.1 Overview of this report

In March 2023, ERS was commissioned by the Architectural Heritage Fund (AHF) to undertake an evaluation of the Transforming Places through Heritage Programme (TPtH), and to review the programme's performance against its aims and objectives. The study was completed between April and July 2023.

This report presents the findings of the evaluation and is structured as set out below. A separate report, to be produced by AHF, will focus more closely on the *activities and delivery* of the programme, whereas this report aims to focus primarily on outputs, outcomes, and, in particular, impacts.

- **Chapter 1 - Introduction:** sets out the evaluation aims and summarises the study methodology.
- **Chapter 2 - Strategic context:** this chapter explores TPtH's strategic fit with wider regeneration funding in the sector, the rationale for the programme, and stakeholder perceptions.
- **Chapter 3 - Outputs:** provides an overview of grants and types of support administered, summarises programme outputs, and examines programme delivery challenges and successes, including the main effects of the Covid-19 pandemic.
- **Chapter 4 - Outcomes:** presents available evidence to demonstrate progress and outcomes against the programme's five "critical success factors (objectives)", and considers wider benefits to grantees.
- **Chapter 5 - Programme Impacts Modelling:** based on secondary monitoring data and primary survey data, this section presents the key findings of an impact modelling exercise, which estimates various annual monetised benefits which have accrued / are projected to accrue as a result of the TPtH programme.
- **Chapter 6 - Conclusions and recommendations:** this chapter summarises the key messages and findings emerging from the study and, where applicable, sets out emerging recommendations for this and similar initiatives in the future.
- **Appendices** - providing details of survey respondents (A) and an explanation of the additionality calculations for the impact assessment (B).

## 1.2 Evaluation aims

AHF undertakes regular monitoring and surveying in connection with TPtH, as well as its wider endeavours, providing useful feedback and performance data. The benefit of an independent evaluation was to be able to conduct demonstrably unbiased analysis of this evidence as well as undertake consultations with stakeholder organisations and grantees on a confidential basis that enabled them to offer honest opinions without any prospect of compromising or damaging their relationship with AHF.

Broadly, aims and objectives of the evaluation included:

- Assess the extent to which the programme has delivered against its core aims (the five identified critical success factors, detailed above);
- Explore stakeholder perceptions of the fund, its achievements, successes, challenges, and impacts;
- Gather evidence directly from grantees on the impact of support received, as well as the impact of the resulting heritage regeneration projects;
- Reflect successes and lessons learned to provide insight for future delivery; and
- To undertake modelling of programme impacts.





Specifically, the modelling of impacts arising from the programme forms a key component of this work. TPtH offered *early-stage* guidance and grants, often supporting testing of the feasibility or viability of particular regeneration projects. This can mean, as projects progress to later phases of development and are ultimately supported by a range of funders, that AHF's contribution can at times be "lost". Modelling of impacts was therefore posited as a solution to capture the extent of the benefits arising from AHF's investment and early-stage support, highlighting the economic, social, and other benefits the Programme has generated.

## 1.3 Methodology

The methodology for the study comprised:

1. **Document & Data Review**, involving a review of secondary monitoring data, key programme information and other literature, including a prior study carried out by ERS on behalf of AHF in 2022<sup>1</sup>.
2. **Primary research**, involving a series of stakeholder interviews and a grantee e-survey;
3. **Modelling of impacts** across a range of themes, to produce a Benefit Cost Ratio; and
4. **Analysis and Reporting** of findings.

In addition, although evaluation would often include key evaluation steps such as development of and/or assessment against a Theory of Change, a number of these steps were undertaken by the programme team in AHF's own internal evaluation, due to be released later in 2023, and were therefore not included as part of the scope or requirements of this study.

More detail is provided below on *key* methodological steps, understanding of which will aid in interpretation of the report and its findings.

### Stakeholder consultations

AHF provided contact details for four strategic stakeholders (Co-operatives UK, Historic England, Heritage Trust Network and Rossendale Borough Council), on the basis that these organisations had sufficient experience of/involvement with the Programme and would therefore be in a position to share valuable insights pertaining to any perceived shortcomings achievements, successes, challenges and impacts. This approach is typical, insofar as proposing stakeholders who had sufficient knowledge to be able to respond meaningfully to questions. However; this may present potential biases in relation to selecting stakeholders with a more favourable view of the Programme. This approach was however appropriate for the scale and timescales of the study, so no mitigating measures were proposed.

All four stakeholders were approached for consultation, all made time to be interviewed, and the interviews were successfully completed, giving interviewees the absolute assurance that anything they said would be treated in confidence and non-attributable.

The methodology involved a semi-structured interview pro forma, to enable discussion of themes of relevance to the consultee, and gathering of in-depth qualitative evidence capable of capturing the nuance of the Fund and its operation.

### Grantee e-survey

A grantee e-survey was developed in order to gather evidence directly from recipients of the TPtH's funding and support. The e-survey captured both qualitative and quantitative responses; for example, including quantitative data of relevance to the impact modelling (further discussed below), and qualitative insights around usefulness and impact of support received.

The e-survey was distributed by AHF, direct to participants. In total, 239 grantees (responsible for 250 projects) received the survey (and two subsequent prompts) with a request to complete during the

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<sup>1</sup> External Evaluation: Architectural Heritage Fund's progress towards 2020-2023 Strategic Aims, and, Architectural Heritage Fund evaluation – Equality, Diversity and Inclusion report.



period it was “live”. In total, 81 responses to the e-survey were received. After data cleansing, and disregarding incomplete and wholly blank responses, the total reduced to 67 completed responses. Further, individual survey questions received between 1 and 71 responses, according to which questions were of relevance to grantees, and with reference to survey “routing”.

With 67 valid responses to the grantee e-survey, out of a total population of 228 buildings supported, that provides a confidence interval of around +/-10%. Ideally, for enhanced robustness, and where methodologies and timescales allow, a confidence interval of +/-5% is typically preferred. To reach this, 140+ responses would be required, and available adaptations to the methodology, within the available timescale, would likely not have bridged this “gap”. However, data gathered – representing a response rate of 28 per cent – is considered robust enough to respond meaningfully to the core aims of the study.

## Modelling of impact

A key aim of the evaluation was, insofar as was possible, to explore completed projects’ likely impact across a range of themes; specifically, examining Gross Value Added (GVA), reduction in crime, willingness to pay valuation, and wellbeing valuation. Secondary data collected by the programme informed some individual elements of this modelling, and primary data gathered via the e-survey informed examination of remaining themes.

The impact modelling primarily sets out to monetise the outcomes and impacts of the TPtH programme. Where possible, this has been done in accordance with established, UK government endorsed methodologies, across a range of themes. Cumulatively, this generates a Value for Money Assessment and enables assessment of the Benefit Cost Ratio (BCR) of the scheme and the Net Present Value (NPV). This estimates how much the scheme has returned in economic benefits per pound of public funding spent, and the NPV specifically establishes the total economic benefits minus the total costs in 2023 prices.

There are a couple of limitations to note with respect to the impact modelling. Firstly, the majority of developments planned by grantees are not yet operational. As such, in most cases, turnover is forecast rather than actual. Consequently, figures presented are forecast estimates rather than actual estimates. Secondly, the majority of respondents’ development projects were categorised as either a community venue or as a heritage/arts/cultural development<sup>2</sup>. Consequently, for the other categories of development activities, there were low response rates. This calls into question the statistical robustness of the GVA estimates for those categories with low response rates; nevertheless, three of the six development activities categories received adequate response rates to be considered reasonable.

A more detailed explanation of the methodology for the impact modelling component of this work is set out in Chapter 5 and in Appendix B.

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<sup>2</sup> To aid in ease of response for grantees, and to operate within the confines of available survey “routing”, the decision was taken to request that grantees respond in relation to the “main” intended use of their building, rather than against every use (a high proportion will ultimately be multi-use).



## 2 Strategic Context of TPtH

This chapter explores TPtH's strategic fit with wider regeneration funding in the sector, the rationale for the programme, and stakeholder perceptions of each of these topics.

### 2.1 Overview of the Transforming Places Through Heritage (TPtH) programme and its aims

Launched in 2019, the £15.4m<sup>3</sup> TPtH programme, funded by Department for Culture, Media and Sport (DCMS) and administered by the AHF, aims to support projects which will contribute to the transformation of town centres and high streets in England<sup>4</sup>. Alongside Historic England's High Street Heritage Action Zones (HS HAZ)<sup>5</sup>, the TPtH programme forms part of the Future High Streets Fund<sup>6</sup>, which is overseen by the Department for Levelling Up Housing and Communities (DLUHC), formerly the Ministry of Housing, Communities, and Local Government.

The Programme provided funds to support heritage regeneration. Individual heritage buildings in or transferring to community or charitable/social enterprise ownership were eligible to apply for support. Through provision of funding and expert help, the programme has aimed to revive high streets across England, and to generate alternative uses for either redundant or underused historic buildings in town centres. The three-and-a-half-year programme had, as of March 2023, after concluding the final round of grant awards, distributed almost £13.3 million in grants<sup>7</sup>, supporting around 250 projects across England (with a number of organisations in receipt of multiple grants).

Grants offered through the programme are summarised in the table below.

Grant Type	Purpose
Project Viability Grants (up to £15,000)	To explore options and test whether potential uses will be viable, including assessment of building condition and repair needs, community consultation, fundraising strategy.
Project Development Grants (up to £100,000)	Once viability broadly established, development of business case for preferred option and detailed technical designs
Transformational Project Grants (up to £350,000)	Capital grants to cover the cost of building acquisition, repair and conservation work and associated fees as well as work required to enable 'meanwhile' use or change of use, including services and fit-out
Crowdfunding Challenge Grants (up to £25,000)	For development or capital costs or both, matching the amount raised through a crowdfunding campaign
Community Shares Booster (up to £50,000 equity)	Grants to develop community share offers and equity investments to match the amount raised in Community Shares (administered by Co-operatives UK).

In addition, a limited number of Covid Emergency Support Grants were offered at the height of the pandemic, and TPtH-funded organisations were also able to access funding from sources such as the Culture Recovery Fund.

<sup>3</sup> An additional £400,000 was provided by DCMS for grants distributed in 2021-2022, boosting the total to £15.4m

<sup>4</sup> [https://ahfund.org.uk/site/assets/files/2115/ahf\\_programmeguide\\_2019\\_05\\_v5.pdf](https://ahfund.org.uk/site/assets/files/2115/ahf_programmeguide_2019_05_v5.pdf)

<sup>5</sup> <https://historicengland.org.uk/services-skills/heritage-action-zones/>

<sup>6</sup> <https://www.gov.uk/government/collections/future-high-streets-fund>

<sup>7</sup> <https://ahfund.org.uk/news/latest/final-round-of-grants-awarded-through-the-transforming-places-through-heritage-programme/>



Further, the TPtH programme included revenue funding for organisational capacity building for a select group of pilot 'Heritage Development Trusts', an events programme (Open High Streets) delivered by the Heritage Trust Network and expert advice and mentoring support for projects delivered through a national framework of consultant Project Advisers.

There are five "critical success factors" (aims) associated with the TPtH programme, namely:

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

## 2.2 Strategic fit with wider regeneration funding

Transforming Places through Heritage (TPtH) was developed to complement and align with other funding streams aiming to support High Streets and deprived communities, i.e., so-called 'left behind places'. Adjacent and aligned funding streams throughout the programme timeline have included: Levelling Up<sup>8</sup>, Towns Fund and Towns Deals<sup>9</sup>, Future High Streets Fund<sup>10</sup> and Historic England's Heritage Action Zones (HAZ)<sup>11</sup>. The AHF designed TPtH to be a placemaking programme, largely (but not exclusively) targeting recipients within towns and smaller cities across England.

The AHF's particular niche in the grant funding landscape is early-stage funding. This includes funding for organisations who are starting out on a heritage regeneration project and, for example, needing to test the project's viability i.e., to commission property valuations, surveys, market research etc., so the project risks are understood and, where possible, can be mitigated. In this way, early-stage funding can contribute towards 'professionalising' and de-risking grantees' projects before they progress to secure additional funds for capital investment – from organisations such as the National Lottery Heritage Fund and others, which focus on later stage development.

Early-stage funding allows newly formed organisations and groups who are taking on a regeneration project to progress. Stakeholders emphasised that many such organisations would most likely struggle to otherwise obtain finance, as they are typically unable to demonstrate a suitable credit history and financial track record. Even if they are able to secure debt finance, this form of finance is most likely to be at a much higher cost than is available to more established groups.

It was hoped, by DCMS, Historic England, AHF and others, that supporting projects located within the catchment area of an existing, wider regeneration scheme would improve the chances of more capital funding being available to recipients, and would result in greater added value and synergy. The AHF saw its role, in part, as getting projects to the point where they could make a credible case to other funders. Further, it was hoped that working with local community groups would result in a groundswell of local engagement and support, helping to build momentum and ensuring that the projects were successful.

As part of the High Streets initiative, TPtH complemented – but was discrete from – other regeneration programmes led by local authorities.

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<sup>8</sup> <https://levellingup.campaign.gov.uk/>

<sup>9</sup> <https://www.gov.uk/government/collections/towns-fund>

<sup>10</sup> <https://www.gov.uk/government/collections/future-high-streets-fund>

<sup>11</sup> <https://historicengland.org.uk/services-skills/heritage-action-zones/>



## 2.3 TPtH programme rationale

The deployment of TPtH was influenced by the AHF increasingly receiving enquiries from community groups and organisations wanting to regenerate local heritage buildings. Meanwhile, the programme team had noted that many local authority-led schemes were struggling to deliver the area-based High Street programmes, yet independent trusts on the ground were succeeding at a rapid pace. The programme team responded to this by placing greater emphasis on the Heritage Development Trust element of this programme and increased the number of trusts it supported.

The TPtH programme is aimed at ‘high streets and town centres’, that is places that can claim to be a ‘historic heart’ with a concentration of heritage and notable buildings. These are places where people congregate that are important to local identity and central to their communities. Such places currently face significant challenges and inevitable change, especially with retail use likely to play a smaller part in the vitality of many town centres in the future. The Covid 19 pandemic<sup>12</sup> increased these challenges. Reshaping such places therefore involves re-imagining what services they will offer and how they will be used in future. Potential uses that could replace retail include, for example: entertainment, health, arts and culture, education and housing.

The programme team realised that not-for-private-profit organisations are ideally placed to help this reshaping; they often have innovative ideas for bringing life back to old buildings and are more likely than private developers to explore mixed uses and diversified ownership. TPtH aimed to support more organisations to take ownership of heritage assets to revitalise such places.

To build momentum, the AHF believed TPtH should link with other funding initiatives aimed at reversing the decline of high streets and town centres. The team invested in projects situated in areas where there were wider plans in place to bring local agencies, community-led organisations and people together, and locations where there was another place-based initiative such as the Future High Streets Fund, Heritage Action Zones, Neighbourhood Plans and Business Improvement Districts.

To qualify for funding a project had to involve a heritage building located in a high street or town centre in England, ideally in a location that is the focus of a wider strategy or initiative which aims to revitalise the high street or town centre, and it had to be led by a not-for-private-profit organisation. Buildings that could be considered were required to have potential for positive change and potential to increase footfall to a place and/or extend hours when social and economic activity takes place or create a new offer for residents or visitors. Ideally, they should also deliver heritage and both economic and social outcomes, e.g. job and business creation, floorspace brought back into use or supporting people to develop new skills, increased pride of place, and improved wellbeing. In addition, the building was required to have heritage value and be of special architectural or historic interest or, if it was unlisted, located within a conservation area and making a positive contribution to the character and appearance of the conservation area.

In addition to the five identified critical success factors for the programme (outlined above), TPtH aimed to link the built heritage environment with a wider agenda about community wellbeing, instilling pride in place, delivering economic impact, jobs, and better health outcomes.

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<sup>12</sup> <https://www.centreforcities.org/blog/how-have-two-years-of-covid-19-shaped-the-high-street/>



Further, the programme team were keen to explore community shares as an alternative form of social investment, which they believed to have considerable potential for growth. Community shares represents a cheaper form of finance for organisations than raising debt finance; the interest rate is generally lower and the reasons for investment more socially minded: people are investing to support a local business or service provision and not just focussing on the financial return. The AHF invested £600,000 into the Cooperatives UK Booster Fund in February 2020, with a specific criteria around diverse business models focussed on town centre historic buildings and transforming high streets. This partnership approach blended AHF's unique sector expertise, supporting projects through the development phase with more wrap around support, all the way to launching a successful share offer and raising the capital required for a project to take off.

In 2019 the Architectural Heritage Fund (AHF) commissioned the Heritage Trust Network (HTN) to deliver the Open High Streets<sup>13</sup> programme of events that supported its TPTH initiative. The programme was designed to focus on high street regeneration in England. The purpose of the sessions was to engage with and upskill organisations and individuals interested in transforming their high streets through the restoration and re-use of historic buildings.

## 2.4 Stakeholder perceptions of strategic fit and programme rationale

All the stakeholders interviewed agreed that TPtH complemented the other funding streams such as HS HAZ, Town Deals, and Neighbourhood plans and that these funding streams had generated more impact as a result of TPtH.

***'TPtH worked really well with Heritage Action Zones and Future High Streets... we need to ensure that people use the buildings afterwards. You don't create physical transformation without the people to do it and the people to use those spaces afterwards.'***

Stakeholder consultee

All stakeholders emphasised the important role AHF in general, and TPtH in particular, has played in offering early-stage funding, stating that AHF is recognised across the sector for this:

***'No one else is doing it... if you want to find out about project viability, then AHF is the place for that first. We would advise people to go to AHF to buy in that expertise. This information can be used in National Lottery Heritage Fund applications.'***

Stakeholder consultee

***'AHF is the place to get funding for professionalising projects: valuations, surveyors' reports etc.'***

Stakeholder consultee

***'Early-stage funding is really important. A lot of the organisations have no track record so it's difficult to get finance and it's expensive. These people are unknown and banks want to see what they have done.'***

Stakeholder consultee

***'Early-stage funding is critical. It's important to demonstrate to local authorities that grassroots organisations are supported; having funding from AHF means that projects can attract additional funding; it adds more weight to what people are trying to achieve'***

Stakeholder consultee

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<sup>13</sup> <https://www.heritagetrustnetwork.org.uk/about-us/open-high-streets/#:~:text=The%20focus%20of%20the%20three,centres%20and%20strengthen%20our%20communities.>





One stakeholder commented that, for organisations which cannot raise debt finance, the early-stage funding intervention is often the only option available. Without this, they suggested, many projects would not have made it past square one; buildings would continue to lie empty and in a state of disrepair. It was also noted that a proportion of the grants offered through TPtH fund activity and professional advice from architects and surveyors that would otherwise have placed a significant financial burden on organisations which would have had to meet these costs themselves.

The same stakeholder observed that the TPtH programme is a timely intervention, as the heritage, and other sectors, transition away from dependency on grants to models underpinned by a sustainable business plan; whereby funders and investors are able to recoup their investment over the longer-term.

***'TPtH supports organisations to move away from a reliance on grants, encouraging them to focus more on having a sustainable business model... that works and responds to market demands'.***

Stakeholder consultee

The rationale behind working with Cooperatives UK also drew praise; it was a widely held view that the community shares model is a good way to make buildings work that others (e.g. local authorities and the private sector) cannot take on, especially in the current economic environment where there is huge pressure on resources.

***'Community shares offer a different financial product. People are investing not just for financial return, they are doing it because they want the business to be there and to use the service they offer. The main thing is that the service is there. That's why it's so important this extra layer of funding is here. So many services are really stretched.'***

Stakeholder consultee

It was argued that working with community organisations and social enterprises would be a good fit culturally for AHF, as, it was felt, they are "*uniquely placed to work with smaller community groups at a more granular level*". In addition, all stakeholder consultees remarked that encouraging local engagement in project activity and cementing a community's stake in a building guaranteed its long-term use and contribution to place-making.





## 3 Outputs and delivery

This section offers an overview of what has been delivered by the TPtH programme, including the number of grants and total amount of funding awarded. Also discussed, is the delivery of the programme, what is considered to have been delivered well, and the challenges faced, including the Covid-19 pandemic.

### 3.1 Overview of grants

Ten different types of grants were awarded as part of the TPtH programme. They were designed to reflect the different stages a project-applicant may be at; smaller grant sums for projects ‘just starting out’, ‘ready to move forward’ grants for those in development stages, and larger ‘ready to restore building’ grants for those in more established stages. Other grants were also offered by AHF, including Emergency Support Grants offered in response to the impact of Covid-19, approved by Historic England. The grants offered are illustrated in table 3.1 below.

The programme team advised that they awarded slightly fewer, but larger grants than they initially anticipated. They reported awarding more capital grants and Heritage Development Trust grants than they had originally planned.

**Table 3.1 Overview of grants offered via the TPtH programme**

Project stage	Grant	Amount
Just starting out	Project Viability Grant	Up to £15,000
Ready to move forward	Project Development Grant	Up to £100,000
	Crowdfunding Challenge Grant	Up to £25,000
	Community Shares Booster development Grant	Up to £10,000
Ready to restore building	Crowdfunding Challenge Grant	Up to £25,000
	Community Shares Booster equity investment	Up to £50,000
	Transformational Project Grant	Up to £350,000
	Pilot Heritage Development Trusts	Up to £150,000
	Covid Emergency Support Grants	Up to £15,000

At the outset, the intention was to support at least 100 individual projects through the programme period. It was anticipated that the majority of TPtH grants would be awarded to projects in earlier or development stages, and that larger Transformational Project Grants for project delivery (capital work, including repair and conversion of buildings) would be limited to 10-15 in total over the life of the programme.

Table 3.2 below presents the actual grant awards made between 2019 and Q1 2023. As the table shows, a total of 338 grants were awarded, totalling nearly £13.9 million.



**Table 3.1: TPtH grant awards 2019-Q1 2023**

Financial year	Grant type	Number awarded	Total amount awarded (£)
2019-20	Project Viability Grants	26	350,232
	Project Development Grants	17	833,370
	Crowdfunding Challenge Grants	4	99,980
	Transformational project (HDT)	3	1,048,350
	Transformational project grants	1	150,000
	Pilot Heritage Development Trusts	4	537,643
	Community Shares Booster	2	16,650
	2020-21	Project Viability Grant	54
Project Development Grant		37	1,426,790
Covid Emergency Support Grants		6	90,000
Crowdfunding Challenge Grants		4	52,500
Transformational project (HDT)		4	576,474
Transformational project Grants		6	1,425,603
Pilot Heritage Development Trusts		3	179,815
Community Shares Booster		6	275,000
2021-22	Project Viability Grant	37	467,462
	Project Development Grant	41	1,597,655
	Covid Emergency Support Grants	1	15,000
	Crowdfunding Challenge Grants	4	90,000
	Transformational project (HDT)	1	388,729
	Transformational project Grants	11	1,814,154
2022-23	Community Shares Booster	10	218,040
	Project Viability Grant	19	183,362
	Project Development Grant	31	1,182,139
	Crowdfunding Challenge Grants	2	50,000
	Community Shares Booster	4	90,310
<b>Totals</b>		<b>338</b>	<b>13,868,006</b>

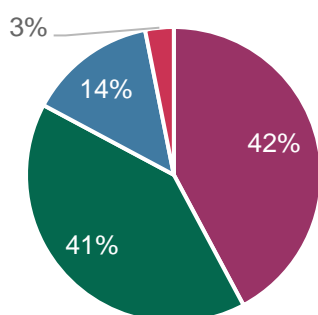


## 3.2 Support delivered to grantees and their perceptions

This section sets out grantees' perceptions of the support received via the TPtH programme. To introduce the section, a respondent profile is provided for additional context and framing. Details of respondent locations and typologies can be found in Appendix 1.

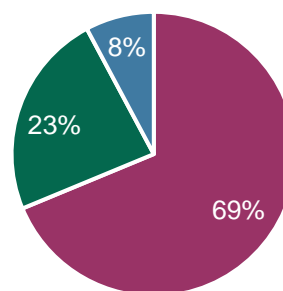
Survey respondents were asked what stage their projects were at when they first contacted the AHF regarding TPtH. A similar proportion were either ready to move forward with developing their plans, gaining permissions, and raising funding (42 per cent), and just starting out and assessing the viability of their work (41 per cent) (n=64). Only 14 per cent of projects were ready to restore a building and had detailed plans and permissions in place, and most of their capital funding secured. When asked at the time of surveying if their redevelopment projects were completed, ongoing, or not yet begun, the majority of respondents said their work was ongoing (69 per cent), with just under a quarter stating they had not yet begun (23 per cent) (n=64). Eight per cent had completed their projects.

Figure 3.3: The initial stage that grantee survey respondents were when they contacted the AHF TPtH service (n=64)



- Ready to Move Forward: Developing our plans, gaining permissions and raising funding
- Just Starting Out: Just getting started / assessing viability
- Ready to Restore the Building: Detailed plans and permissions in place, most capital funding secured
- Other

Figure 3.4: The current stage that grantee survey respondents were when completed the survey (n=64)



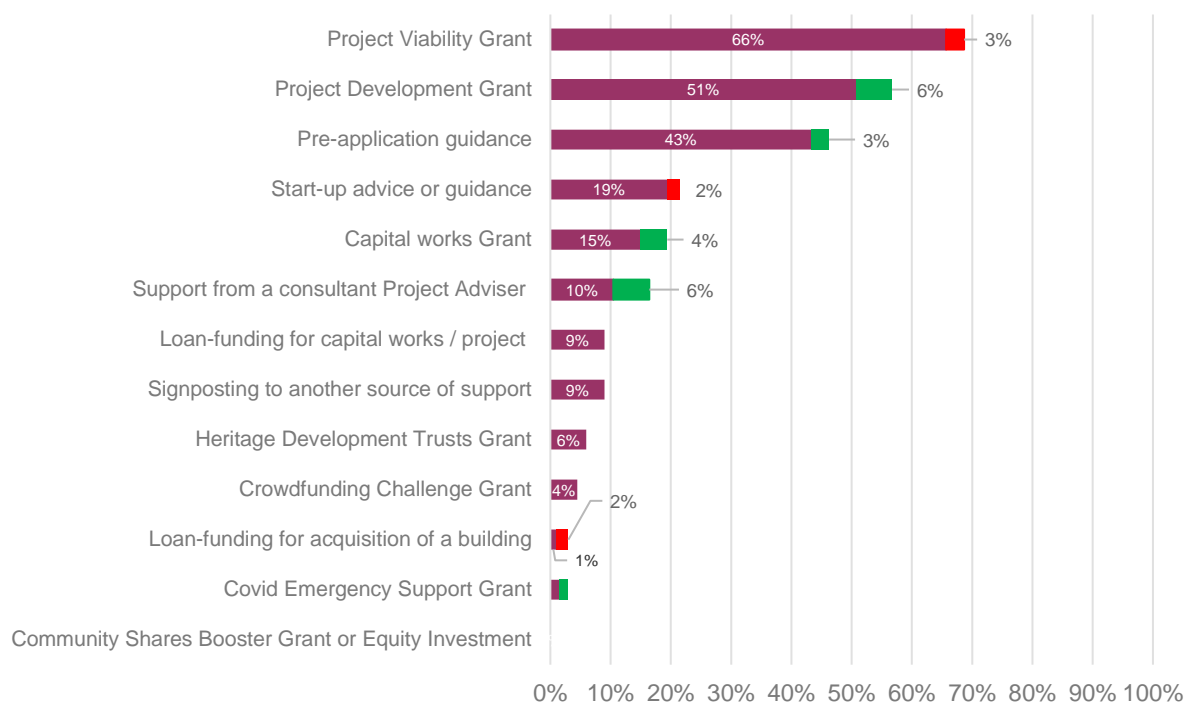
- Ongoing
- Not yet begun
- Completed



## Support to grantees

Grantees were asked to specify the type or types of support they were initially seeking from AHF, and the support they ended up receiving.

Figure 3.5: Type of support wanted vs support received by TPtH according to grantees<sup>14</sup> (n=71)



The majority of grantees received a project viability grant, a project development grant, and/or pre-application guidance from AHF. The support actually received more or less aligned with the support wanted by grantees. There were a few exceptions; these mainly involved grantees that ended up receiving *additional* support compared to what they first sought at the point of approaching AHF. This included more grantees receiving; a project development grant (six per cent), support from a consultant project advisor (six per cent), a capital works grant, (four per cent), pre-application guidance (three per cent), and a Covid emergency support grant (one per cent).

However, some grantees reported that they did not receive the support they wanted when they first approached AHF. This included three per cent reporting that they had wanted a project viability grant, two per cent stating they had wanted start-up advice or guidance and two per cent stating that they had wanted loan-funding for an acquisition of a building but had not received it from AHF. It is likely that this difference was in part due to the type of support suitable for projects changing from the point they first approached AHF, and being signposted to the support most beneficial and for which they were eligible. Projects may not have initially been aware of the other strands of support on offer, and the suitability of these areas of support to fulfil their needs. Therefore, AHF may have guided these grantees towards more suitable support options.

<sup>14</sup> The variance in the type of support wanted vs the support received is highlighted in green and red. The green highlights the percentage of grantees that stated they actually received that aspect of support that did not initially want it. The red highlights the percentage of grantees that did not receive the support that they had initially wanted at the point of approaching AHF.



### 3.3 Programme delivery – successes

The TPtH programme team reported being successful in distributing the funding that was made available, and channelling this funding into a pipeline of projects that were robust and would – it was hoped – underpin the success of the wider funding initiatives. The development of the Heritage Development Trusts was seen to be effective with each trust described by the programme team as having a strong track record.

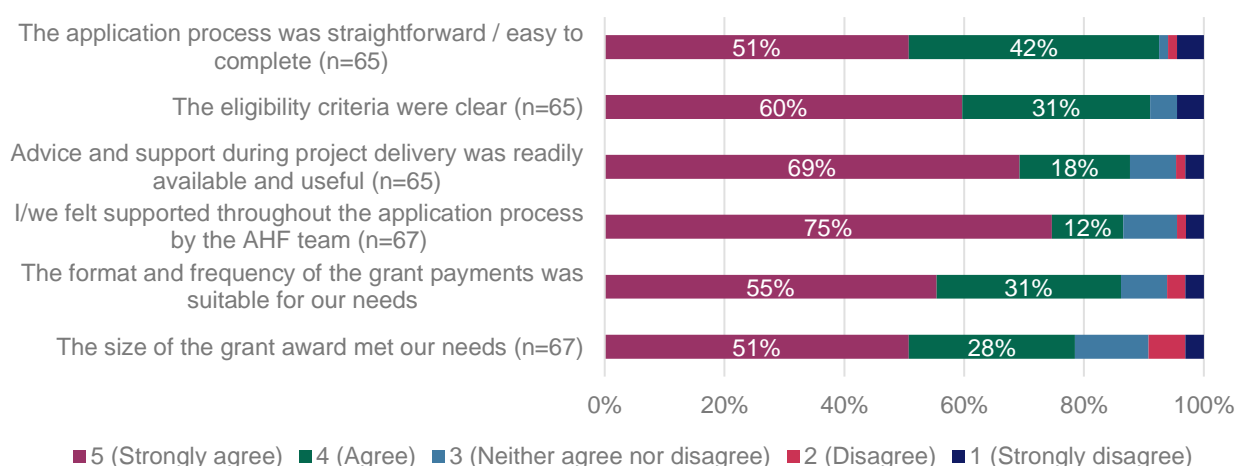
***“Every one of the trusts has either completed one project, or is at an advanced stage with others, and in a really difficult time: covid, labour shortages, inflationary pressures. All have made real progress”.***

In addition, the Open High Streets events programme was seen by both the programme team and some of the stakeholders to have had a broader and greater reach as a result of being moved mostly online in response to lockdown restrictions.

#### Delivery successes according to grantees

The support from the TPtH programme was generally very well received by grantees. In the e-survey, grantees were asked to rate the quality of the service they received through the TPtH programme. These results are presented below in figure 3.6. More than 9 out of 10 of respondents (93 per cent) strongly agreed or agreed the application process was straightforward and that the eligibility criteria were clear (91 per cent). Grantees were also likely to agree that the advice and support during project delivery was readily available and useful (87 per cent), that they felt supported throughout the application process by the AHF team (87 per cent), and that the format and frequency of the grant payments were suitable for their needs (86 per cent). It is no surprise that some grantees felt that the size of the grant award had not met their full needs, yet still over three quarters of respondents (79 per cent) strongly agreed or agreed that it had.

Figure 3.6: Quality of service received according to grantees (n=66)





As part of the e-survey, grantees were also asked to (qualitatively) comment on what they liked best about the support received from TPtH. There were 66 responses from grantees<sup>15</sup>. Grantees were most likely to mention that AHF was supportive, friendly and offered useful, informed guidance (46 comments). AHF and individual staff were considered to be knowledgeable, and to have provided well-informed support, including specialised support where relevant. In terms of specific elements of the support, grantees most often highlighted that they appreciated the opportunity to receive advice from a team member who had gone through the same journey and/or who appreciated the unique challenges of heritage restoration, leading to more valuable insights and advice. Staff were described as “interested” and “invested” in the success of the project. Other sub-themes mentioned included the accessibility of the support, and AHF supporting grantees to overcome challenges faced during the process.

***“(We received) personal and accessible support from (my project officer). They were contactable throughout the process, willing to advise and provide feedback. Funding processes are often opaque which can be frustrating and time-wasting.”***

Grantee E-survey respondent

***“It’s not really one thing, but the closeness of support, the readiness to be flexible about exactly which elements of the project the grant was spent on (adjusting for the requirements of co-funders), and about how grant was drawn down (simplifying procedures and reducing work for us), general approachability & friendliness were all much appreciated.”***

Grantee e-survey respondent

Grantees mentioned AHF processes and most of these (29 comments of 31) were positive. Of these, grantees were most likely to praise the straightforward nature of processes at various stages of involvement, from application, to draw-down of funds, to reporting. Another key aspect praised by grantees was the flexibility shown by AHF when it became necessary to modify plans. One grantee noted that AHF funding is quite complex, and one noted some staff turnover (one member of the TPtH team departed in the final four months of the programme); however, effects on the project in these cases did not appear disruptive.

Communication and responsiveness of allocated contacts within AHF was praised by a number of grantees (16 comments). Having a single, allocated point of contact was seen as particularly beneficial. It was also noted that communication channels with AHF were open, easy to access, and responsive. It is no surprise that a number of grantees praised the financial aspect of the support specifically (five comments). This included comments on the funding filling a current gap in provision, as well as a comment that the multi-year nature of the funding was beneficial. A small number of grantee comments (three) related to being supported to access wider non-AHF support and funding.

***“The questions asked were to the point and clearly necessary – the process was quick and the assistance provided was from a project officer who clearly knew what she was talking about as a practitioner, not just an administrator so there was an immediate connection.”***

Grantee e-survey respondent

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<sup>15</sup> Responses to qualitative or ‘open ended’ questions in the survey were coded thematically, with some responses referring to more than one theme. Therefore, there the number of ‘comments’ or ‘mentions’ than the number of responses to these questions.



### 3.4 Programme delivery – challenges

The programme team felt there had been very few challenges with programme delivery, over and above having to respond to the Covid-19 pandemic and lockdown/other associated restrictions. As the funding provided had been several times greater than previous funding, the team was keen to ensure that the money was allocated responsibly and used to generate maximum impact.

The team did report occasions where the approval process for grants above £25,000 became more convoluted. Working with Cooperatives UK also added another tier of decision-making;

***“We had to get approval in advance from Historic England and then get the approval from Cooperatives UK... With community shares there’s sometimes a lead in.”***

*Programme Team consultee*

The team also noted that the community shares programme required Cooperatives UK to introduce another element in their system to focus on heritage buildings, but they reported that these issues were ironed out and the process went more smoothly afterwards.

Some stakeholders noted that elements of the grant award/approval process took longer than anticipated and that other stakeholders’ expectations needed to be managed carefully. They reported that some of the grant applicants were unsure if they aligned with the criteria;

***“People’s definition of High Streets is different. Longer term we should have a much more logical look at it; what buildings do people love locally where they could put a sustainable business model together to ensure those buildings are not being excluded. As a panel we were much more interested in deprivation as an element than whether it was a ‘high street’.”***

*Stakeholder consultee*

The stakeholder reported that their mitigating action in response to this was a strict adherence to deadlines and ensuring that documentation reached other relevant organisations in a timely manner.

Another stakeholder commented that ability to match fund across the various high streets programmes would have been helpful:

***“A bit more flexibility would have been nice... if the Architectural Heritage Fund were doing a good project where the costs have gone up, it would have been really nice to be able to use the High Street HAZ funding to perhaps top that up. We couldn’t do that because those are the rules and it would be seen as double funding.”***

*Stakeholder consultee*

The stakeholder reported that they had been advised the HAZ funding could not be used as match funding in this instance as it is “seen as double funding” and the funding streams had to keep separate.





## Impact of the Covid-19 pandemic

Covid lockdowns and other associated restrictions were said to have had a massive impact on some of the capital funding programmes, and some tweaks had to be made to the TPtH programme overall in response. The programme team commented that the pandemic “changed our expectations of how rapidly people could progress through grants” as work slowed down. The team mentioned that it had been necessary to offer six time-limited emergency grants of £15,000 each, to help people through Covid and lockdowns. Whilst important to recipients, the total of £90,000 is relatively modest in the context of the grants programme as a whole.

One stakeholder said that the fact a lot of cultural activity could be moved online was a massive learning opportunity for them. The Open High Streets programme was arguably more successful because it went online and reached many more people than it might otherwise have done. Delivering the programme online worked well as people became more adept at using this platform during lockdowns. The original plan had been for a travelling roadshow but scaling up the offer of the capacity-building programme to address a range of topics, available to anyone in the country, was arguably an improvement on the original plan.

With the vast majority of TPtH projects being at the pre-capital stage, the programme team reported that they were less impacted by lockdowns around building work. A lot of the project viability work such as the preparation of architects’ drawings and plans could still proceed but in different ways. There were reports that some work slowed down, but this was after lockdown restrictions had been lifted, mainly because “people wanted to do things in person, but the world wasn’t ready.”



## 4 Outcomes

This section covers progress against each of the five critical success factors of the TPtH programme, acknowledging that aligning the evidence gathered during the course of this evaluation to each of these headings is not entirely straightforward. Further, the gestation period of projects is such that judging success against the critical success factors can only reasonably be done once sufficient time has elapsed to gather additional evidence. For now, we have collated the views of the AHF team and wider stakeholders, as well as drawn on the results of the survey of grantees.

### 4.1 CSF1: provided regeneration benefits to local areas and high streets, assisting in making high streets and town centres fit for the future

It is clear that TPtH has contributed to the regeneration of local areas and high streets, simply by looking at the number of re-development projects that have proceeded that would not otherwise have done so. Stakeholders identified two key factors which they believe are contributing to the achievement of this outcome including: the importance of mixed-use developments, and the added value of the third sector managing projects.

#### Importance of mixed-use developments

The projects which received grants through TPtH highlight the value of diverse building uses within England's High Streets: arts, culture and entertainment venues, housing, accommodation for visitors and local people, as well as restaurants and cafes. Stakeholders consulted emphasised the importance of buildings that are mixed-use developments in achieving regeneration benefits to local areas and high streets, noting that, in turn, many such developments are enhancing the services high streets offer and so are helping to ensure they are fit for future. Stakeholders felt that TPtH provided some indication of what could work in revitalising high streets and town centres, with one referring to the programme as a "living lab"

#### Importance of the voluntary and community sector managing projects

Some stakeholders made special mention of the opportunities opened up by having third sector organisations managing projects as opposed to local authorities or the private sector. Several stakeholders had predicted that a new model would be needed to regenerate heritage buildings as the private sector and local authorities were unable to achieve successful and strong outcomes. There was broad agreement that a community shares option represented a good way to take on such buildings, and this is a route that has potential to deliver strong outcomes. Stakeholder consultees also pointed out that communities often relate to buildings in need of regeneration as an asset and come up with creative ways to unlock their potential.

***“The PopRecs record shop and music venue in Sunderland is really significant to the community there. This project would not have happened if it had been private sector-led and delivered by the local authority because of the demographic you’re dealing with and the effect it has on the identity of the place”.***

Stakeholder consultee



***“There’s something about both these programmes that goes into a wider agenda of Levelling Up... what it comes down to is working in places where the economics aren’t going to solve your problems; it’s just saying we’ll invest in that place and we’ll support the local community in achieving what they want to achieve. That really speaks to having a pride of place in where you live and loving where you live and making people feel like there is something happening here.”***

Stakeholder consultee

## **4.2 CSF2: Protected, enhanced and safeguarded historic buildings across England, offering viable new uses for disused and under-utilised high street properties**

Through the TPtH programme, various projects across England have progressed in protecting, enhancing, and safeguarding buildings. Although many projects remain in development stages, there are a number of completed projects which now offer viable new uses for disused and under-utilised high street properties.

In particular, stakeholders identified **early-stage funding** as contributing to the protection, enhancement, and safeguarding of historic buildings. Project viability and project development grants have supported organisations to undertake activity such as project appraisals and surveys that would otherwise be “very financially draining”, especially for small organisations. All stakeholders noted the role that early-stage funding also plays in kickstarting other funding; when one organisation is prepared to invest in a project, it appears to encourage others to do so as well.

For example, a Grade II-listed former bank in Bacup (Lancashire), occupying a prominent space in the town centre, was described as being dilapidated. While there was no question of demolishing the building, it had become a magnet for anti-social behaviour, such as drug use, and a symbol of the town centre’s decline. Stakeholders described what has been achieved in transforming the building as ‘mind blowing’. The impact of AHF having the belief from the outset that a building in that state of disrepair could be turned around by a community group was seen to be far reaching. One stakeholder commented that the restored building has enhanced the service offering in the town centre; it now provides a co-working space (and employment) and low-cost accommodation to people who would otherwise be at risk of homelessness.

## **4.3 CSF3: built capacity within local community groups, social enterprises, and charities.**

TPtH has clearly worked to empower third sector organisations and community groups by allowing them to build capacity, both internally and across the wider community. All stakeholder consultees emphasised the value of encouraging and empowering local people to get involved, take ownership, learn and develop skills to make a project succeed. Stakeholders identified the pivotal role of AHF in being involved directly with projects, funding for professional advice, following a community shares model, and the influence of the Heritage Trust Network events programme to achieve this critical success factor. This was further supported by the survey of grantees, with more than four-fifths of respondents reporting that developing their project had positively impacted on community engagement.

***“We’re trying to unlock local talent and get more people involved. We’re driving change in local places and not just waiting for the council or someone else to sort out a building or a High Street.”***

Stakeholder consultee

***“If you look at places like Hastings, and the work they’ve done there, I think the benefits are they have built capacity in local organisations.”***

Stakeholder consultee



## Role of AHF

Stakeholder consultees referred to the pivotal role AHF has played in the development of grantee organisations, and in contributing to positive outcomes in general. They felt that AHF is well respected within the sector and has a good reputation. Stakeholders also mentioned the important role of the AHF staff, either in sharing their own experience, providing networking opportunities to other groups who can share theirs, or facilitating connections with experts and consultants for professional advice. The AHF team's skills and experience also came in for praise; stakeholders commented that both were relied upon by smaller groups and building preservation trusts taking on regeneration projects. Stakeholders described observing how the team could work with smaller groups to adapt and transform heritage buildings step by step. In general, AHF's approach was described as being "innovative, creative and flexible" and the team were seen to be "really approachable, nurturing and supportive".

These very positive views were reinforced by the experiences of grantees as reported in the survey, with very complimentary feedback about the application process and the support and guidance received from the TPtH team.

## Funding for project to acquire professional advice and services

The importance of providing funding for professional advice was noted as "volunteers will only take you so far... they might have the passion, but they might not have the right skills". This kind of support was described as "building up knowledge and experience". Again, this was borne out in the survey of grantees, in which organisations stressed the importance of being able to access the appropriate types and quality of support to enable their project to progress.

## Community shares model

The benefits of the community shares model for building capacity at a local level were mentioned by stakeholder consultees. The model necessitates more than a transactional relationship with the grant funder; it also encourages an active membership of people who are interested in the business/service the building will support and in these uses being sustainable.

## Heritage Trust Network events programme

The events programme delivered by the Heritage Trust Network was seen by stakeholder consultees to have successfully built capacity; grantees fed back very positively on the help and advice they had received. Moving most of the programme online due to the Covid-19 pandemic resulted in it having a wider reach and so proved beneficial.

## Building confidence

Building the confidence of grantees was considered important by stakeholders. Stakeholders felt that working with an organisation like AHF would be a confidence and reputation boosting factor for grantees and that the AHF 'seal of approval' and brand association would be valuable. Stakeholders also felt that in a number of cases, going through the actual process of applying for and delivering TPtH has built the confidence of grantees in undertaking heritage regeneration projects.

***"You need to break it down into bitesize pieces and give people the confidence to think 'okay, so we'll do this bit (the viability assessment) and then we'll do the condition survey' and all of it is building up knowledge and experience and people think 'we can do that'."***

Stakeholder consultee

***"AHF has given the project the belief they can pull this off. [The project] has employed a part time project officer. The team of trustees and volunteers has increased. There are new faces and lots of younger faces. They were trying to engage with the younger generation and they've successfully done that."***

Stakeholder consultee



## 4.4 CSF4: Piloted innovative, alternative uses, ownership structures and investment models to facilitate long term regeneration

The TPtH programme has been effective in supporting alternative ownership structures and investment models for building regeneration, and has clearly encouraged alternative uses in buildings. Stakeholder consultees reported a number of ways in which this has taken place.

### Diverse options for building use

It was noted that a lot of the content in the Open High Streets programme covered mixed building use; which was clearly of interest to many grantees. Mixed use has the potential to broaden the 'services' a regenerated building can offer the High Street. One stakeholder noted the importance of getting residential space into a town centre building, and to have a revenue-generating space within a building. Another highlighted that the introduction of co-working spaces also helps local businesses to save money on costly business premises.

***“Usually this kind of facility is only found in the larger cities but we’ve seen there is demand for such space here. Now another company have bought a disused church which they are going to turn it into a digital co-working space.”***

Stakeholder consultee

### Community ownership

Another stakeholder mentioned the community angle as an innovative ownership structure. The ripple effect of successful projects means they are encouraging other regeneration organisations and trusts to come forward. The TPtH programme team put more emphasis on the creation of Heritage Development Trusts during the programme. The AHF team realised that other independent trusts were having a lot of success on the ground and that there was value in supporting this kind of model. TPtH was sufficiently flexible that the programme team was able to make this adjustment. Both the programme team and stakeholders commented that the Heritage Development Trusts have achieved a lot in their own places.

### Varied funding portfolio

TPtH has supported a multi-faceted investment model offering organisations and groups different funding options, such as crowdfunding and community shares, to suit their circumstances. This was seen to be both innovative and unique, especially as “no one also offers patient, long-term investment outside debt finance”, according to one stakeholder consultee. The stakeholder reported that investments are maturing, and investors are getting a return on their investment.

### Heritage Development trust model

One stakeholder commented on the progress AHF has made in moving away from the image of the building preservation trusts to the Heritage Development Trust model. One stakeholder added that the TPtH has shown that the model is fit for purpose and there is now much clearer knowledge and understanding of what the elements of a successful (HDT) template are. This could be used to help revive other dormant trusts elsewhere in the country.

***“There was lots of savvy thinking. The building offers a co-working space. There are rental flats upstairs. Two were let out to young people at risk of homelessness to help them get on their feet and transition to become independent adults. The other two [flats] are rented out to people at a reasonable rent so people are not being priced out of the market.”***

Stakeholder consultee



***“Contrary to the historic model of a building preservation trust which is very cautious, many of these projects feel bolder. Funding the Heritage Development Trusts has been very useful; it demonstrates that there can be a new style of more entrepreneurial partnership working than was the case with the building preservation trusts.”***

Stakeholder consultee

## **4.5 CSF5: Maximised the positive social impacts around restoring historic buildings**

TPtH has clearly delivered positive social impacts around restoring historic buildings. Stakeholder consultees were in agreement that this outcome is being achieved.

Stakeholder consultees have referred to **increased optimism amongst local community members**. One stakeholder mentioned that restored buildings communicate to the community that an area is being invested in and improved, and in some cases, has reduced anti-social behaviour. Such impacts are captured and monetised in the following chapter of this report.

One stakeholder mentioned that restored buildings through TPtH has **reinstated community history among local communities**. While another stakeholder consultee commented that the programme has successfully managed to **re-engage their local community** in historic high streets and town centres.

### **Community shares model**

Another factor to consider is that the community shares model makes investing accessible to a broad swathe of the community, reinforcing the slogan that ‘heritage is for everyone’. Crowdfunding models make heritage in general, and the projects in particular, more inclusive and representative of their surrounding communities.

The extent to which the programme has impacted **community and individual wellbeing** seems more difficult to gauge from qualitative responses. In part, this is because the definition of wellbeing is relatively general. Examples where wellbeing could have been boosted include: the volunteering opportunities offered by projects, community involvement in projects, as well as the opportunity for people to come together and enjoy interacting socially, offsetting some of the enforced isolation of recent years. Again, these are captured and monetised in the following chapter.

A ‘people’ theme has run through TPtH; while many of the projects are very people-focussed, inspiring and engaging locals can be a way to guarantee long term project success. Once restored, the buildings will need to be used. Having local people engaged and providing a venue to host activities for their benefit will ensure that the buildings are used.

***“There’s that sense of agency as well, which is quite empowering for a lot of people. They see a building that needs attention and think I want to do something about it and realise they can.”***

Stakeholder consultee





## 4.6 Additional grantee outcomes

### Value of support

Grantees were most likely to comment that the support had enabled them to initiate and progress on their projects (18 comments). The funding and associated support was considered invaluable in getting the project "off the ground" for these grantees. The support enabled, for example, initial viability and feasibility work, production of an evidence-base which facilitates the project moving forward, and helped projects get "the go ahead"; for example, securing project approval, planning permission, or listed buildings consents from the applicable local authority. As well, support enabled progression of projects to another stage, e.g. RIBA level, or progression from viability to development.

Provision of vital and early-stage funding also helped projects to move forward and acquire resources. This was mentioned by grantees 13 times. Individual comments included: the match-funding by crowdfunding; funding allowed staff appointments which has supported the project and, in some cases, the wider grantee organisation; and, the loan made cash flowing of the project possible when it would not have otherwise been. A further 12 comments related to the support having been crucial in securing follow-on funding for the project (e.g., via NLHF). As well, participation in TPtH has reassured other funders that their investment will be well-made, and is perceived to lend credibility to grantee organisations and their projects.

***"We began with no experience in fundraising, and the support given helped us to develop the skills, experience and confidence to apply for various funds."***

Grantee e-survey respondent

***"The introduction of an external Consultant [Project Adviser] (who has) proved very useful and created added value to our initial programme and organisational development. Without the commitment and interest shown by our AHF Advisor we would not have been able to make any progress with our project. As it included housing it often fell outside the grant arena around at that time."***

Grantee E-survey respondent

Processes being straightforward reportedly enabled more effective delivery of the projects than would have otherwise been possible, according to six grantees. In particular, AHF's easy application procedures, helpful staff and light touch bureaucracy have, in some cases, reportedly facilitated smaller organisations to be able to apply for and administer grants which they otherwise may not have had the capacity to deliver if processes had been more complex. Smooth processes have, according to one grantee, also enabled completion of the project in a timescale which worked for them.

Five grantees reported that AHF's supportive staff bolstered confidence in taking projects forward; for example, in advocating for their project in future, or in delivery heritage restoration. While a small number of grantees (three) reported that TPtH had enabled greater focus on aspirations for the overall projects, it had also clarified their thinking and the overall direction of the project. A further three grantees commented that they had developed knowledge or skills. For example, one grantee reported that they had developed skills in heritage bid writing.

***"It gave us confidence. Having a funder genuinely believe in the organisation and the project is extraordinary."***

Grantee E-survey respondent





## Impact on grantees and local organisations

Grantees were asked what they were able to do more effectively, now or in the future, as a result of the support they received from AHF. Grantees were most likely to report that, through skills and knowledge gains, their capacity to fundraise has increased, along with their ability to apply for further funding. In all, 17 grantees mentioned this as an area that they were now able to do more effectively. Some comments related to funders having more confidence in organisations as a result of the support, TPtH early-stage funding being vital to allow for effective future fundraising. It has also built grantees' understanding of funders applications and processes.

***“The support of our Fundraising Manager post from the outset was 100% vital to the success of the project – without TPtH support we wouldn't have been able to have the very significant fundraising success we have had. TPtH support was also always very helpful in making large contributions to the partnership funding required by other supporters, e.g. NLHF.”***

Grantee e-survey respondent

Grantees were also likely to report that they have improved internal processes as a result of the AHF's support, and now have better understanding of the steps needed to complete a project (12 comments). The support has also led to organisations having an increased effectiveness in assessing the viability of their own projects, and working on project development such as business planning, according to seven grantees. Four grantees mentioned that they are now more effective in engaging and building relationships with their community as a result of the support. Four further comments from grantees related to now being able to deliver better quality regeneration work to buildings as a result of the AHF's support. Three grantees reported that they are now generally more resilient as an organisation and think more ambitiously in what they can achieve as a result of the TPtH support.

It is no surprise that many grantees (20 comments) reported that the grant itself led to this change. Further, 11 of these grantees mentioned that hiring or upskilling experienced staff such as architects or consultants to progress their project (enabled by the provision of the grant) made the most difference in improving effectiveness within their organisation.

***“Valuable business advice from a consultant paid for in kind. Very valuable development of our museum plans and public engagement thanks to AHF funding. Very valuable Crowdfunder Challenge which brought us £20k in funding to match the amount raised through the Crowdfunder, this demonstrating to other funders the strength of support for our project.”***

Grantee e-survey respondent

Of the grantees responding to the question, six mentioned that the mentoring and support and advice received from AHF had made a difference in improving areas of effectiveness. For a further six grantees, it was working with AHF itself that had improved effectiveness. These grantees reported that AHF's reputation had raised their profile as an organisation, and some had also benefitted from being introduced to new networks by AHF.

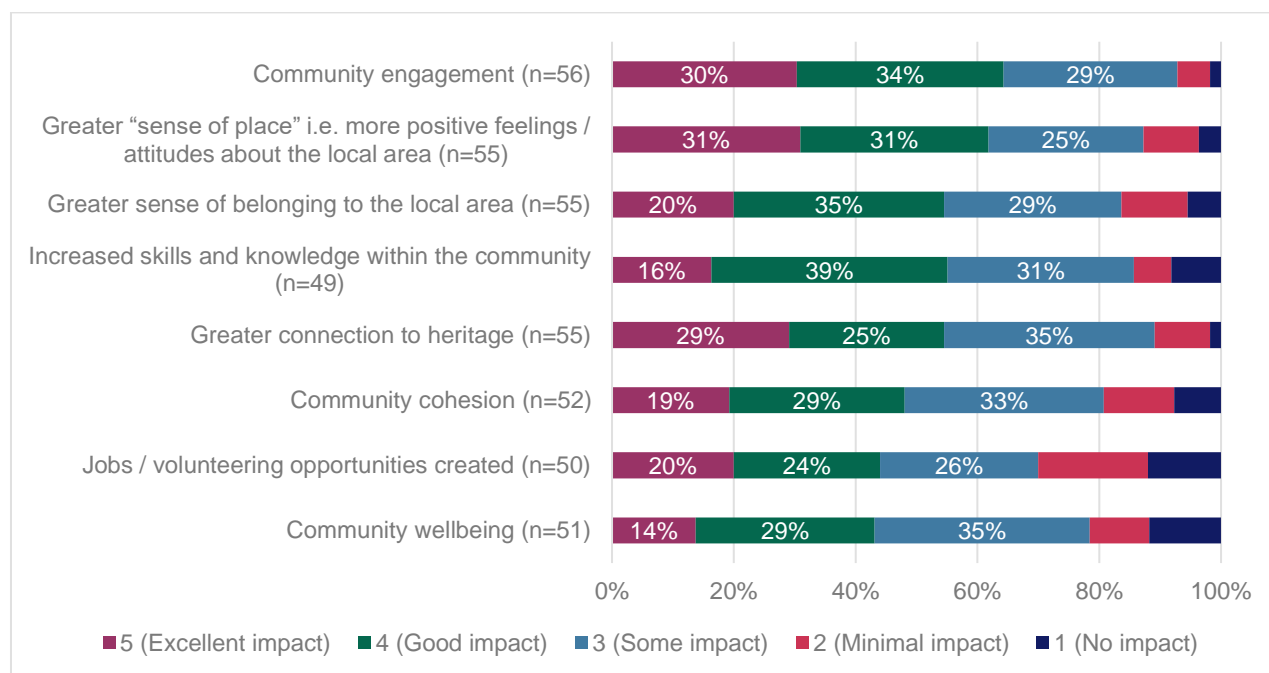
***“(The AHF's support helped us to) create a recognisable track record by engaging with a well-respected funding management organisation. Working with AHF demonstrated to other networks that we are a serious community group with positive projects and external observers. (Our grant from the) AHF was the largest grant we had received to date at that time so has been a cornerstone of our work since in terms of seeking additional funding, looking at other project possibilities and in improving our governance.”***

Grantee e-survey respondent



Survey respondents were asked to rate the level of impact relating to local regeneration that had been achieved as a result of their TPtH's project (on a scale on one to five where one was "no impact" and five was "very high impact"). The results are presented in figure 4.4 below. Nearly two-thirds of respondents (64 per cent) agreed their projects had very high or high levels of impact on community engagement (n=56). This was closely followed by 62 per cent agreeing their projects contributed to a greater "sense of place" i.e., more positive feelings/attitudes about the local area (n=55). People thought their projects would have the least impact on jobs/volunteering opportunities (n=50).

Figure 4.1: Level of impact achieved as a result of TPtH projects according to grantees



Grantees were asked to comment on whether and how TPtH contributed to creating the changes above. Grantees were most likely to report that the support helped to engage the local community and had increased community support (18 comments), and the community were better connected to their local area/heritage (nine comments).

Other grantee comments related to the support helping them to restore a building or buildings, bringing them back into community use (seven comments). Seven grantees reported that the support had helped them to achieve positive outcomes more generally, while six grantees commented that the support had helped them to increase volunteer engagement or empowerment. A further six grantees reported that the support had helped to improve their organisations and network, for example, business development and learning opportunities. The remaining comments related to outcomes, increased organisational confidence and ambition (four), and gaining further funding (three).



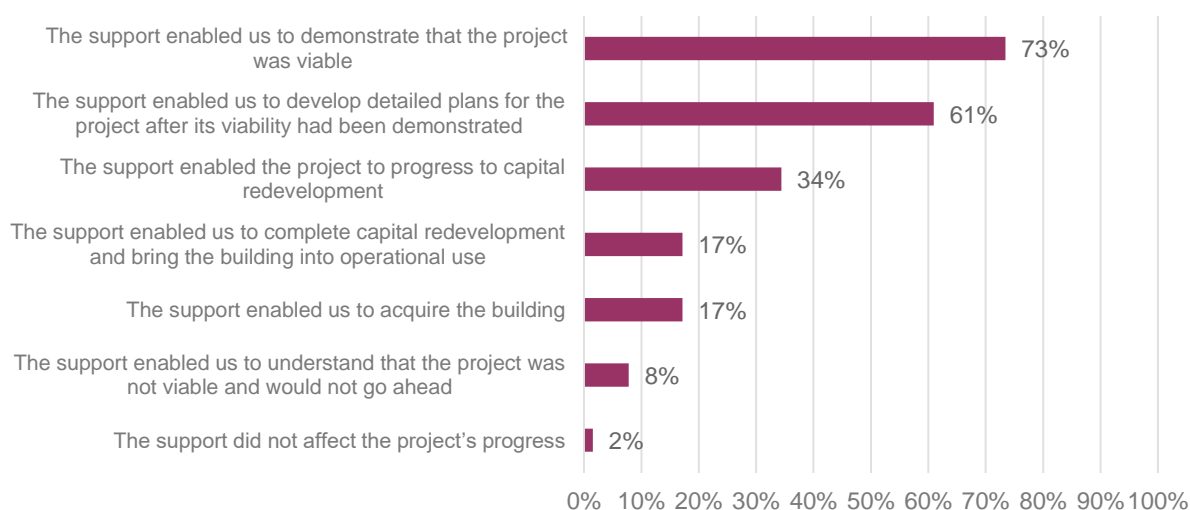
## Progression of projects

Some grantees (11 comments) explicitly stated that, without the support, the project would simply not have gone ahead at all. Nine grantees reported that the support enabled general success with delivery of the project. A further seven grantees commented that the support from TPtH enabled them to commission external consultants, which – for many – added considerable value to their organisations and project. According to these grantees, consultants supported other areas including; reviewing business plans at earlier stages, ensuring these aligned with build design; commissioning specialists to carry out viability work; commissioning building plans and designs; and, to aid development of and refine business plans at later project stages.

Grantees were most likely to state that the support had enabled them to demonstrate that the project was viable (75 per cent), and that the support had enabled them to develop detailed plans for the project after its viability had been demonstrated (61 per cent). The support had also enabled projects to progress to capital redevelopment (34 per cent), complete capital redevelopment and bring the building into operational use (17 per cent), and to acquire the building (17 per cent).

Grantees were least likely to say that the support had enabled them to understand that the project was not viable and would not go ahead (8 per cent) and that the support did not affect the project's progress (2 per cent). In respect of the former, it was acknowledged that, while disappointing, a finding of non-viability was valuable to all concerned in ensuring that time and resources were not committed to projects that were unlikely to be achievable/sustainable.

Figure 4.2: Progression of projects as reported by grantees (n=64)





## Relationships

There was much praise from stakeholders for the strong relationships AHF has built with grantees during TPtH. Partners also reported building an effective and productive relationship with AHF. One stakeholder reported feeling like the junior partner initially and said it took time to build confidence with AHF during TPtH, but they report that the relationship has developed to become one of peers and equals with mutual understanding of their respective and complementary roles.

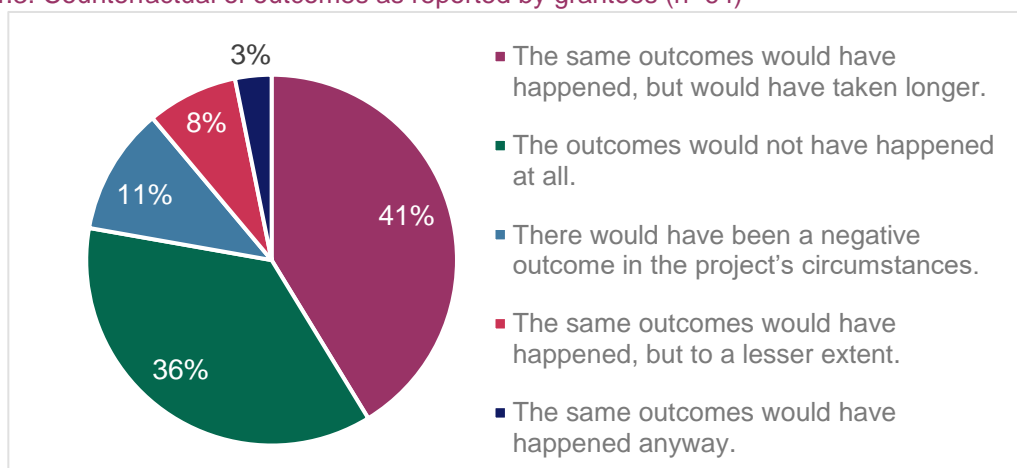
The programme team was described as being very approachable; stakeholders gave instances where they had contacted the team with queries that fell outside the scope of TPtH programme or even for general advice. One stakeholder valued having the opportunity to talk ‘off the record’ as well as honestly and transparently about the project, and other potential projects that may be possible in future.

All stakeholders reported being happy to continue partnership working with the AHF team but understood that this is dependent on funding streams. Expanding the TPtH programme to other areas in the UK, such as Scotland and Wales, was mooted as a potential development, which they welcomed.

## 4.7 Counterfactual

In the e-survey, grantees were asked whether the outcomes they experienced would have happened in the absence of the support from TPtH. Almost all respondents (97 per cent) reported that the support made a positive difference to outcomes. Respondents were most likely to say that the same outcomes would have happened but would have taken longer (41 per cent) or that the outcomes would not have happened at all (36 per cent). While 11 per cent reported that there would have been a negative outcome in the projects circumstances if they hadn’t received the support, and 8 per cent said that the same outcomes would have happened but to a lesser extent. The remaining three per cent said that the same outcomes would have happened anyway. The results are presented below in figure 5.1.

Figure 4.3: Counterfactual of outcomes as reported by grantees (n=64)



Stakeholders said that without TPtH, the other capital investment programmes would have struggled. For those capital programmes to succeed, local people “need to articulate the priorities for their area”. Whilst it would have been possible to deliver programmes such as HS HAZ, stakeholders felt it would have been harder work to do so and HS HAZ would not have been so impactful without community engagement.



***“The legacy would have been poorer without community groups and building preservation trusts. Some places would be fine; they’ve got very committed and experienced local authorities and they would deliver it anyway. But in other places they wouldn’t”.***

Stakeholder consultee

In short, there would have been less momentum in delivering the capital funding programmes.

The funding infrastructure was said to have encouraged a number of social enterprises to engage with the high street and town centre work. Without that engagement, there would have been less activity and the quality of that activity and engagement, the variety and vibrancy, would have been less, especially if the projects had been led by local authorities.

All stakeholders felt there would be enormous value in programmes like TPtH continuing. For future governments looking at the regeneration of town centres, many argued that this demonstrates the value of having national level voluntary sector input; this was seen to add an extra creative element. Strengthening the community input in future has the potential to be really valuable.

***“We have just received capital Levelling Up funding from government. It’s led to other restoration of projects nearby. The project was really prominent. There’s lots going on in the town centre now. We have the title of one of the best-preserved mill towns in the country.”***

Stakeholder consultee

The programme is reported to have changed people’s attitudes. Before TPtH, managing a project with a Grade II-listed building was seen as a “bind”. Now, people see it as a USP and a positive thing, with reports of other nearby heritage projects which have stalled now recognising how the heritage element can be a positive.

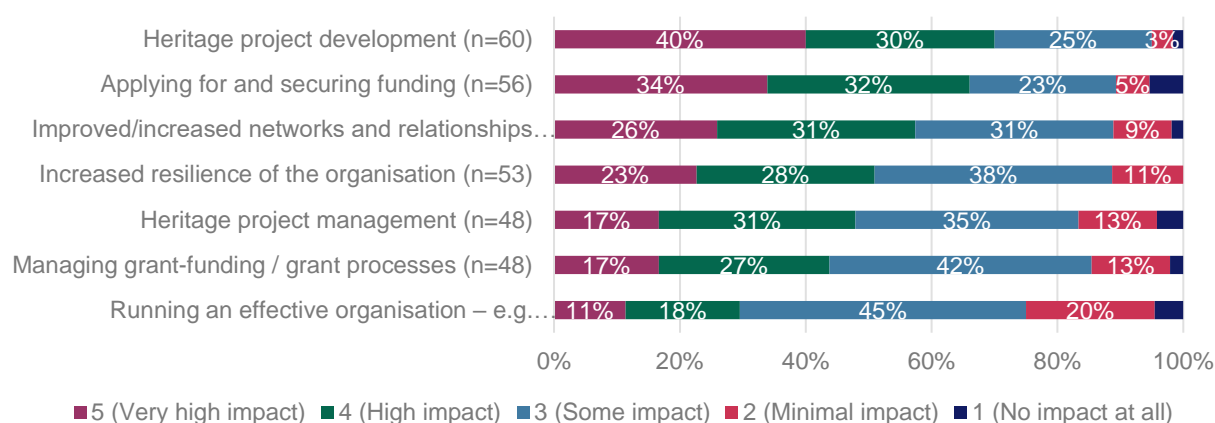
Without the TPtH funding, stakeholders said that a lot of the buildings would have been boarded up or decayed beyond repair. Some may have fallen down. Other buildings would have been mothballed. As a result of buildings being regenerated, communities and the organisations involved, survey respondents and stakeholders reported that communities feel more empowered. Having alternatives to raising money through debt finance was seen to be a game changer. Local people are becoming more proactive and more enthused to take on a stake in a project.



## 4.8 Programme legacy

Survey respondents were asked to rate several statements on TPtH's ability to support them/their organisation to build capacity in different areas (on a scale on one to five where one was "no impact at all" and five was "very high impact"). The results are presented below in figure 4.4. More than two-thirds of respondents (70 per cent) reported that the programme had a high or very high impact on their heritage project development. In addition, nearly one third (29 per cent) of respondents reported that the programme had a high or very high impact on running an effective organisation.

Figure 4.4: To what extent grantee survey respondents thought AHF supported them and their organisation to build capacity in different areas





## 5 Programme Impact Modelling

Primarily, this section seeks to monetise the outcomes and impacts of the TPtH programme. In essence, to estimate this, we have assessed the total economic benefits of all of the projects supported by TPtH, and then assessed what proportion of projects would not have happened without receipt of the TPtH funding. Those identified projects' economic benefits are then claimed as economic benefits that TPtH is responsible for, once exposed to other additionality principles. However, as noted, economic benefits are forecasted, and therefore, at this stage, are not guaranteed to come to fruition at the exact values prescribed in this section.

Outcomes and impacts have been captured where there is sufficient data available and where there is an established, UK government endorsed methodology. Data has been harvested from the AHF's project database provided by the programme team and from the e-survey disseminated to grant recipients to arrive at annual monetised benefits of:

- Gross Value Added (GVA)
- Reduction in crime
- Willingness to Pay valuation
- Wellbeing valuation
- Wellbeing impact on volunteers

The accumulation of the above informed a Value for Money Assessment and the calculation of a Benefit Cost Ratio (BCR) of the Programme and the Net Present Value (NPV). The BCR represents how much the Programme is expected to return in economic benefits per pound of public funding, and the NPV represents the total forecasted economic benefits minus the total costs in 2023 prices.

### 5.1 Modelling GVA impact

#### Method

Gross Value Added (GVA) is the measure of the value of goods and services produced in an area, industry or sector of an economy, otherwise expressed as the value of output minus the value of intermediate consumption. In order to gather this information, grant recipients were asked to provide their annual turnover before receiving the grant and what they expect their annual turnover to be once the building becomes operational. They were also asked to categorise their AHF supported development by the following categories:

- Community Venue
- Heritage/arts/culture
- Retail
- Food/beverages
- Workspace
- Housing
- Other

This ensured that value calculations were based on the closest possible match to prospective activities, according to GVA:Turnover ratios gathered from the Annual Business Survey. The associated GVA:Turnover ratios are outlined below:

Development activity	Associated sector (SIC code definition)	GVA:Turnover Ratio
Community Venue	Arts, Entertainment and Recreation	0.189
Heritage/Arts/Culture	Arts, Entertainment and Recreation	0.189





Retail	Wholesale and retail trade; repair of motor vehicles and motorcycles	0.130
Food/beverages	Accommodation & food service activities	0.527
Other	Average GVA:Turnover ratio of all SIC codes	0.251

Secondly, in terms of assessing the GVA of workspace developments grant recipients were asked to provide the number of businesses they anticipate housing in their workspace and their associated employees by Standard Industrial Classification (SIC) code. This produces the number of employees in each SIC code.

Office for National Statistics (ONS) data provides details of GVA per employee in each of the SIC code industries, which can then be multiplied by the number of employees in their respective industries to generate an overall GVA figure.

Finally, to assess the GVA potentially generated by housing developments, grant recipients were asked for the number of residents they expected to house in their development. This figure was multiplied by ONS gathered data on GVA per head for their respective counties. However, although these schemes did later see residential development, these were considered by consultees to be attributable to factors other than TPtH investments and so have been ascribed zero value in the table below.

There are two primary limitations associated with our methodology in assessing GVA. Firstly, the majority of developments are not yet operational. As such, in most cases turnover is forecasted rather than actual.

Secondly, the majority of responding projects were categorised as either a community venue or heritage/arts/ cultural developments. Consequently, for the other categories of development activities there were low response rates. This calls into question the statistical robustness of the GVA estimates for those with low response rates. To combat this, we undertook some additional analysis with the food & beverage sector specifically, because of its high contribution to GVA estimates. We assessed the exact use of each food & beverage project using the project database provided by the programme team. We then used ONS data to find the average turnover of cafes, restaurants, hotels and public houses. These were exposed to the same GVA : Turnover ratio method outlined above. We then applied average additionality figures as can be found in Appendix B. This delivered us a more accurate GVA analysis for the food & beverage projects supported by AHF.

Nevertheless, three of the six development activities categories (Heritage/Arts/Culture, Community Venue and Other) received perfectly adequate response rates. In future, the robustness of GVA estimates will be improved by the ongoing gathering of evidence by AHF.

## Net additional outcomes

In line with HM Treasury Green Book and other government guidance, all gross estimates of GVA have been subjected to additionality principles as outlined in Appendix 2. This delivers GVA estimates that are directly attributable to the Programme. GVA estimates have been split by the sample size, which estimates GVA for the respondents to the survey. This has then been extrapolated to represent the 228 total building projects in order to find the aggregate GVA impact at programme level.

Development activity	Sample impact per annum	Aggregated impact per annum
Community Venue (n=22)	£56,509.81	£131,000
Heritage/Arts/Culture (n=21)	£61,883.77	£256,376
Retail (n=1)	£76.70	£920.35
Food/beverages (n=1)	£78,184.55	£566,848.69



Workspace (n=4)	£445,173.07	£2,671,038
Housing (n=2)	£0 <sup>16</sup>	£0
Other (n=13)	£34,580.50	£39,901
<b>Total (n=64)</b>	<b>£676,408.39</b>	<b>£3,666,084</b>

The total annual net additional GVA equates to just over £3.6m at a programme wide level. This illustrates that TPtH has supported developments that are generating good core economic contributions to projects' local areas.

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<sup>16</sup> The £0 value is due to the 0% attribution of impacts to the AHF programme.



## 5.2 Crime reduction

### Methodology

Monetising reduction in crimes associated with these projects is a multi-staged process using multiple academic literature and data sources.

The core rationale behind monetisation of reductions in crime is based on a study by criminologist William Spelman<sup>17</sup>. He found that that city blocks blighted by vacant buildings had crime rates that were twice as high as those found in "control blocks" without vacant structures. Consequently, an assessment has been conducted of the number of properties supported by AHF that were vacant or derelict and the number of crimes on the street of those properties. The assumption has then been made that the number of those crimes will halve once the development is in operation and these savings in costs to the public purse have been monetised using Home Office figures.

A search of the grants database provided by the programme team for "vacant" and "derelict" properties was filtered by property condition to find properties that were either in "poor" or "very bad" condition. This identified 19 properties/streets in respect of which crime reductions have been assessed. The annual number and types of crimes on the streets of these 19 projects were identified using the Police.UK database<sup>18</sup>.

It should be noted that there are a number of crimes defined in the Police.uk database that do not directly match with the Home Offices categorisation. As such, there are a lot of crimes that are defined as 'other criminal damage', in respect of which the ascribed value may be inaccurate.

Savings to the public purse were taken from Green Book supplementary for the value of individual crimes, based on a study conducted by the Home Office<sup>19</sup> which covered cost to the justice system, costs to the NHS of mental and physical harm and the cost of police time. The Home Office values the costs of the following crimes:

- Homicide
- Violence with injury
- Violence without injury
- Rape
- Other sexual offences
- Robbery
- Domestic burglary
- Theft of vehicle
- Theft from vehicle
- Theft from person
- Arson
- Criminal damage
- Fraud
- Cybercrime
- Commercial robbery
- Commercial burglary
- Commercial theft
- Theft of commercial vehicle
- Theft from commercial vehicle
- Commercial arson
- Commercial other criminal damage

<sup>17</sup> Spelman, W. 1993, "Abandoned buildings: Magnets for crime?" Journal of Criminal Justice 21 481-495

<sup>18</sup> [Your area | Police.uk \(www.police.uk\)](http://www.police.uk)

<sup>19</sup> Heeks M., Reed S., Tafsiri M., Prince S., 2018. "The economic and social costs of crime", Second edition, Home Office



## Net additional outcomes

The methodology above produces the following net additional outcomes:

Crime type	Annual Occurrences prior to AHF supported development	Annual forecasted occurrences post AHF supported development completion	Aggregated annual total net additional cost saving
Other sexual offences	72	36	£51,559.96
Domestic burglary	72	36	£46,894.26
Theft of vehicle	12	6	£13,562.17
Arson	108	54	£99,877.66
Other criminal damage	480	240	£71,171.73
Commercial burglary	60	30	£101,881.01
Commercial theft	84	42	£8,949.19
Commercial arson	36	18	£43,217.06
Commercial other criminal damage	12	6	£1,871.55
<b>Total</b>	<b>936</b>	<b>468</b>	<b>£438,984.59</b>

As such, these projects are forecasted to deliver an annual saving to the public purse of nearly £439,000, as a direct consequence of AHF funding, for projects that reach completion. However, this figure is based solely on crime reductions for developments that were vacant or derelict and is missing the likely crime reductions stemming from the improvements in property condition that are likely to contribute to the overall regeneration of an area. As such, the above figure is expected to be a conservative forecasted estimate.

## 5.3 Willingness to pay valuation

### Methodology

Willingness to Pay is a method of valuing the economic concept of consumer surplus, i.e., the most a consumer will spend on a good or a service. As such, this indirectly extracts the value from visitors' enjoyment of a heritage development. Willingness to pay has been applied to buildings that are classed as community venues or heritage/arts/ culture venues. Grant recipients were asked how many visitors they expected per annum to their development. The DCMS Cultural and Heritage Evidence capital bank<sup>20</sup>, provides proxy values on developments such as those supported by AHF funding, and these have been applied to the building uses in the AHF database.

Building Activity type	Sample number of developments	Associated WTP value per visit
Gallery	2	£11.76
Library	1	£21.19
Theatre	3	£5.48
Civic Buildings	20	£3.05
Cathedral	5	£3.29
Average	7	£8.95

### Net additional outcomes

At a sample size level, it is estimated that **£530,000** will be generated in WTP value per annum. When extrapolated to the population size of 228, this equates to **£1.7m** in net additional WTP per annum.

<sup>20</sup> [Culture and Heritage Capital Evidence Bank.ods \(live.com\)](https://www.culture.gov.uk/what-we-do/our-programmes-and-initiatives/cultural-heritage-evidence-bank)



## 5.4 Wellbeing valuation

### Methodology

Wellbeing valuation assesses the wellbeing improvements of an individual in terms of their improvements in life satisfaction. If by engaging with a heritage or cultural development individuals see improvements in their life satisfaction, this is translated to an improvement in their WELLBY – a metric for life satisfaction. The WELLBY metrics have attached monetary valuations, based on health outcomes associated with good mental health. This approach has been applied to buildings that are classed as community venues or heritage/arts/culture venues.

Again, grant recipients were asked how many visitors they expected per annum to their AHF supported development. As previously, proxy values have been utilised from the Cultural and Heritage Evidence capital bank<sup>21</sup>, and these have been applied as accurately as possible to the different building types supported by the Programme.

Building Activity type	Sample number of developments	Associated Wellbeing value per annum
Civic Buildings	22	£1,560.40
Religious buildings	5	£1,130.18
Archaeological site	1	£984.84
Museum	0	£1,744.11
Art engagement	5	£1,195.15
Library	1	£1,498.35
Average	9	£1,352.17

However, there are a number of significant limitations attached to this form of evaluation. The WV method is more greatly suited for valuing outcomes and issues that have a large effect on wellbeing (e.g. unemployment, health) or that are experienced frequently (e.g. frequent sports and exercise). Wellbeing Valuation runs into difficulties when assessing the impact of a one-off event or infrequent events, as these events do not necessarily impact on life satisfaction. As such, the figures above are likely to be over estimates. In addition, they are again based on estimated visitor numbers provided by survey respondents. Consequently, although a figure is provided below, it has not been included in the overall Value for Money Assessment.

### Net additional outcomes

Based on estimates within the sample of survey respondents, suggests a wellbeing valuation of £127m per annum. Extrapolated to the full list of grant recipients, this increases to £408m in net additional wellbeing improvements.

<sup>21</sup> [Culture and Heritage Capital Evidence Bank.ods \(live.com\)](https://www.culture-heritage-evidence.com/)  
External Evaluation of Transforming Places through Heritage



## 5.5 Volunteer Wellbeing valuation

### Methodology

The primary impact of volunteering is on individuals' wellbeing. This can be monetised using the same WELLBY estimates as previously referenced. Based on evidence collected by Fujiwara, a wellbeing value of £2400 is attached to one day a week of volunteering per annum<sup>22</sup>. There is some evidence of improvements in wages and employment of individuals who volunteer, but these have not been included here<sup>23,24</sup>.

To collect data on the number of volunteers expected, grant recipients were asked how many hours their volunteers will be likely to complete per week, on average and this informed a calculation of the number of 'one day a week' volunteers over the course of a typical year.

### Net additional outcomes

In total the sample anticipates 1700 hours per week in volunteer hours. When subjected to additionality principles and the monetisation principles outlined above, this produces **£119,000** in net additional wellbeing impacts at the sample level. Extrapolated to the population level, increases the net additional wellbeing impacts accruing to volunteers to **£331,000** per annum.

## 5.6 Value for Money Assessment

This Value for Money Assessment (VfM) looks to assess the return on investment to the public purse. Some economic principles are applied to the costs and benefits to reach a fully coherent VfM assessment.

Economic benefits are likely to persist beyond the timeframe of the funding with projects in operation for a period of time, producing all the economic benefits already outlined. Green Book guidance suggests a 10-year time period is suitable. A 3.5 per cent discount rate is applied across this period. This adjusts for social time preference, defined as the value society attaches to present, as opposed to future, consumption. It is based on comparisons of utility across different points in time or different generations.<sup>25</sup>

Benefits are divided between direct benefits (the tangible economic benefits where there are visible money benefits) and indirect benefits (inferred, and money is not necessarily tangible).

This is used to generate a Net Present Value (NPV) and Benefit Cost Ratio (BCR). The NPV forecasts the actual net economic benefits of the scheme in 2023 prices, i.e., economic benefits minus economic costs. A BCR is then used to forecast the economic return per pound spent by the public purse.

To arrive at net values, additionality principles are applied to assess the impact solely attributed to the TPtH programme. Details of this can be found in **Appendix B** on page 47

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<sup>22</sup> Fujiwara, D, Leach, M, Trotter, L, Vine, J (2014) 'Measuring the Social Impact of Community Investment: A Guide to using the Wellbeing Valuation Approach', HACT: ideas and innovation in housing

<sup>23</sup>

<https://reader.elsevier.com/reader/sd/pii/S0049089X18309967?token=EAAFC5703DB3C234371E0F49F85AA8C7C7E4E1B8AA2BC9A74B201BDA10279F29C309CF2E27671C1FA14F3AECC323487E&originRegion=e-u-west-1&originCreation=20230424140517>

<sup>24</sup> <https://www.birmingham.ac.uk/Documents/college-social-sciences/social-policy/tsrc/working-papers/working-paper-100.pdf>

<sup>25</sup> Discount rates covers two key components. The 'time preference' component refers to the preference for value now rather than later. And the wealth effect' – this reflects expected growth in per capita consumption over time, where future consumption will be higher relative to current consumption and is expected to have a lower utility. As such, we utilise the Social Time Preference Rate (STPR), which is set at 3.5% in real terms. This rate has been used in the UK since 2003.



Here we do caveat the forecasting nature of these economic benefit calculations, but nevertheless we expect the TPtH project to deliver good economic returns.

Benefit type	Gross Value	Net Value
<b>Direct benefits</b>		
GVA	£ 283,030,584.23	£31,118,104.77
Crime reduction	£39,968,400.00	£3,726,147.53
<b>Indirect benefits</b>		
WTP	£ 147,725,451.33	£14,457,661.10
Volunteer wellbeing	£ 19,049,568.63	£2,755,620.40
<b>Costs</b>		
Total costs	£15,400,000.00	£15,400,000.00
<b>Totals</b>		
Total direct economic benefits	£ 322,998,984.23	£34,844,252.30
Total indirect economic benefits	£ 166,775,019.95	£17,213,281.50
Total economic benefits	£ 489,774,004.19	<b>£52,057,533.80</b>
Total costs	£15,400,000.00	<b>£15,400,000.00</b>
<b>Value for Money Assessment</b>		
Net Present Value	<b>£36,657,533.80</b>	
<b>Direct BCR</b>	<b>2.26</b>	
<b>Indirect BCR</b>	<b>1.12</b>	
<b>Total BCR</b>	<b>3.38</b>	

For reference, the Government's categorisation of BCRs is as follows:

- < 1.0 = Poor
- 1.0 - 1.5 = Low/Acceptable
- 1.5 - 2.0 = Medium
- 2.0 - 4.0 = High
- >4.0 = Very High

Further, the most recent government guidance (pertaining to Round 2 of the Levelling Up Fund) was that projects with a BCR in excess of 1.0 would be considered potentially fundable. In this context, for the TPtH programme to have generated a BCR of 3.38 is impressive, placing it towards the upper end of the 'high' range of BCRs.





## 6 Conclusions and Recommendations

### 6.1 Conclusions

TPtH has played a significant role in helping projects move forward – an impact which, in the majority of cases, would not otherwise have happened in the absence of the programme. In doing so, TPtH is anticipated to generate significant economic and social impacts, **generating a return of £3.38 in value for every £1.00 invested.**

In respect of the critical success factors against which its success was to be judged, it has already demonstrated achievement and good progress towards achievements (bearing in mind that the realisation of success will only come as projects become fully operational).

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

These achievements were apparent to stakeholders and grantees themselves. The latter were also appreciative of the straightforward application procedure and, in particular, the expertise and friendliness of the TPtH team in guiding them through the process and providing them with invaluable support and advice. Grantees especially liked being supported to manage their projects in bite-sized chunks, with a clear trajectory to success.

The Programme was also commended for the following:

- supporting the transition away from grant dependency to sustainable business models/building use.
- providing early-stage funding intervention that was often the only option for organisations that could not raise debt finance or draw on other funding options.
- offering grantees much more than a funding transaction, guiding projects to other sources of support.
- encouraging local engagement in project activity and in the use and/or operation of heritage buildings, including by under-represented groups.
- spawning creative business models and creative use of heritage spaces.
- de-risking projects, which helped to secure funding further down the line by testing the project was sufficiently robust and in offering AHF's seal of approval.

As such, it was seen to be delivering the following:

- **Reinforcing Levelling Up:** delivering in places where the market is not working and where investment can make a difference.
- **Being transformative:** turning buildings from a liability into an asset, and initiating a ripple effect of regeneration in neighbouring properties.
- **Promoting agency:** empowering communities to develop their own solutions and engendering pride of place/community wellbeing.
- **Sparking innovation:** being at the vanguard of a new movement with a distinct equity investment model.
- **Facilitating diversity:** engaging new groups and encouraging a range of uses and activities.



## 6.2 Recommendations

Neither stakeholders nor grantees had any substantive criticisms of the manner in which TPtH had operated but did have some observations as to how any similar programme that might come forward in the future might be even more impactful.

The main suggestions were as follows:

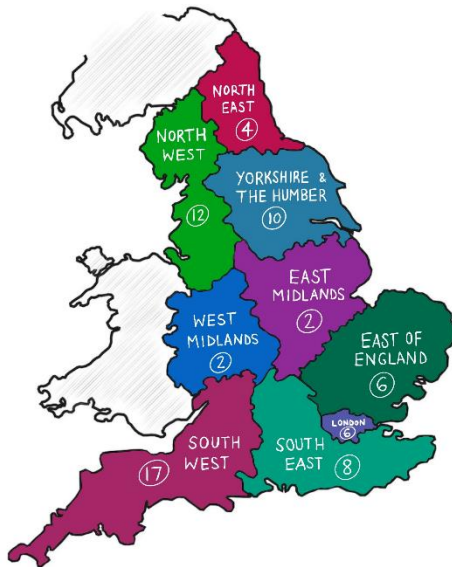
- 1 Better sequencing:** TPtH should start earlier than HAZ and programme timescales would benefit from being longer.
- 2 More time:** to identify good practice and learnings then apply and build on those, as well as resolve practical issues such as approvals of community shares process for sums over £25,000.
- 3 More funding flexibility:** could projects which need top up funding access HAZ?
- 4 Brokerage/advocacy:** more engagement with 'nervous' local authorities to reassure them that grassroots organisations are being supported and that projects like theirs have been delivered successfully before.

In addition, in calculating the benefits of these types of programmes, an important missing component is Land Value Uplift (LVU). This represents the change in overall land values in an impact area arising from an intervention and is a common feature – and often the main element – of the calculation of economic value, which in turn produces a Benefit Cost Ratio (BCR). For example, it is the justification for grant awards that underpins most of the Levelling Up Fund and Future High Streets Fund projects. Commissioning surveyors to assess LVU for each of the TPtH sites was beyond the scope of this evaluation, but consideration ought to be given as to how grantees might procure such estimates in relation to their projects in the future. Ideally, these should relate to the surrounding area and not just the building that has been brought back into use, where it can be shown that the effects of their projects have positively impacted the wider high street/town centre.

# Appendix A Survey Respondents



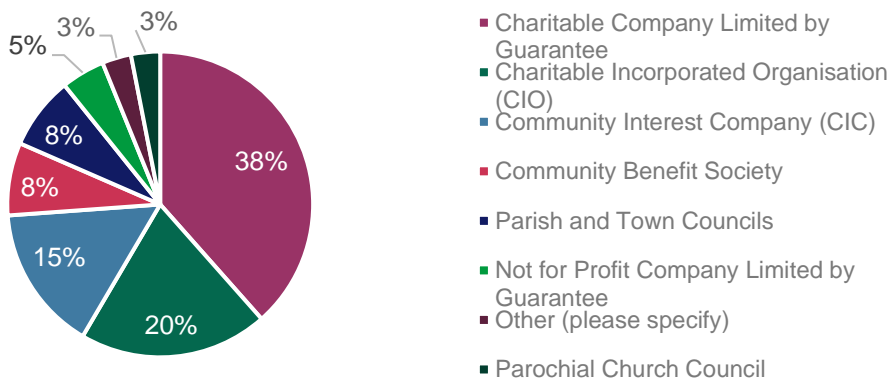
Figure A-1: The location of grantee survey respondent's properties (n=67)



Grantees (n=67) were asked where they are located in the UK. A quarter of survey respondents had properties located in the Southwest (24 per cent), followed by the North West (18 per cent). Only six per cent of responses came from respondents with properties located in West Midlands and East Midlands combined.

Further, grantees were asked to define the type of organisation they belong to from a number of options (n=65). Most respondents were Charitable Companies Limited by Guarantee (38 per cent), followed by Charitable Incorporated Organisations (CIOs) (20 per cent) and Community Interest Companies (CICs) (15 per cent). Only three per cent of people belonged to a Parochial Church Council, two respondents (three per cent) chose the 'other' option, specifying that their exempt status and that they were recognised for public benefit, and that they were a general further education college and provider of higher education.

Figure A-2





## Appendix B      Additionality Insights

Throughout this programme impact modelling section, we have referred to the net additional outcomes.

An initial assessment of impacts reports on gross direct impacts, in other words the values relating only to the business activity. Government guidance and good practice requires that impacts be reported for the economy and therefore the interest becomes not so much improvements within the business, but how the development impacts on the wider economy and the extent to which the benefits are a direct result of the intervention and retained in the target area are defined as **net additional**.

### Methodology

Net additionality is primarily revealed through additionality principles:

- Deadweight: what development would have happened anyway
- Displacement: proportion of the schemes outputs that are removed from other local businesses
- Leakage: proportion of benefits accruing to agents outside of the target area

We are able to numerically assess these on the basis of data that grant recipients have provided us in their e-survey responses. With this we can apply numerical reductions to gross impacts in order to arrive at net additional outcomes. This is outlined below.

#### *Deadweight*

To assess deadweight, we look at three key aspects, the counterfactual situation of the property being utilised by someone else, whether the development works could have been completed without the AHF funding, and whether more commercial orientated projects would have been able to find suitable alternative space on the wider rental market.

We derive numerical values to these questions through grant recipients' responses to the e-survey. First, we asked:

*"In percentage terms, how likely is it that the building would have been taken over by someone else in the absence of the TPtH project? (0 being definitely not taken over, and 100 definitely taken over)"*


This allows us to assess whether another occupier would have taken over the building and as such, a number of the monetised outcomes would have happened anyway. On average, developments would have been taken over by someone else **29.9 per cent** of the time according to respondents.

Secondly, we asked grant recipients:

*"In percentage terms, how likely is it that you would have been able to complete the development works and secure the necessary funding in the absence of the TPtH grant? (0 reflecting that there is no chance you would have completed the project or obtained the necessary funding and 100 reflecting that you would have been able to complete the development works and secure further funding)."*

This allows us to assess the proportion of outcomes that would have happened without AHF funding. On average, **29.7 per cent** of respondents said they would have completed their development works without the AHF funding.

Additionally, we apply deadweight statistics to the commercial orientated projects supported, including those categorised as workspace, retail, and food & beverage. We utilise national vacancy rates in the specific sectors to analyse how often we think those firms would have been able to find sufficient space for their business activities. These follow:

- 
- Retail/ food & beverage: a 13.8 per cent reduction is applied based on the percentage of vacant retail premises in the UK<sup>26</sup>
  - Workspace: a 6.9 per cent reduction is applied based on the percentage of vacant retail premises in the UK<sup>27</sup>

Given the typically smaller markets for community venues and heritage/culture/arts, we would expect it to be difficult to find other venues that would be suitable. As such, we would expect deadweight to be minimal and therefore apply no deadweight across this categorisation of venues.

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<sup>26</sup> 2023: [UK retail vacancy stagnates at 13.8% in Q1 2023 \(retail-insight-network.com\)](https://www.retail-insight-network.com)

<sup>27</sup> [Office market update Q1 2023 | Cluttons](#)



### Displacement

To ascertain displacement, during our e-survey we asked grant recipients

*“What percentage of your “competition” (organisations doing the same / similar things to you) resides in your local county?”*

This diagnoses how many of the monetised outcomes are displaced from other local competitors. On average, respondents said **30.2 per cent** of their competition resided in their local county.

### Leakage

In understanding leakage, we are looking to understand the proportion of outputs that are accrued by those residing outside the defined target area, in this case the UK. As such, during our e-survey we asked grant recipients:

*“If applicable, what percentage of your income/visitors/residents come from outside the UK?”*

On average respondents said **5.6 per cent** of their income/visitors/residents came from outside the UK.

## Other additionality factors

### Completion rates

Only 8 per cent of e-survey respondents projects were completed, as such there is a chance that projects that were either ongoing or had not yet begun may not complete their building works and go into operation. However, the programme team revealed to us that **64 per cent** of AHF funded projects have gone into operation. Consequently, we apply a 36 per cent reduction to all monetised outcomes of those recipients who have not completed their projects.

## Application of additionality principles

A summary of the additionality principles are presented in the table below:

Additionality principle	Rationale	Value
Deadweight – building occupancy	<i>“In percentage terms, how likely is it that the building would have been taken over by someone else in the absence of the TPtH project? (0 being definitely not taken over, and 100 definitely taken over)”</i>	0.299
Deadweight - funding	<i>“In percentage terms, how likely is it that you would have been able to complete the development works and secure the necessary funding in the absence of the TPtH grant? (0 reflecting that there is no chance you would have completed the project or obtained the necessary funding and 100 reflecting that you would have been able to complete the development works and secure further funding).”</i>	0.297
Displacement	<i>“What percentage of your “competition” (organisations doing the same / similar things to you) resides in your local county?”</i>	0.302
Leakage	<i>“If applicable, what percentage of your income/visitors/residents come from outside the UK?”</i>	0.056
Completion rates	64 per cent of grant recipients do not complete their development project	0.36

However, throughout the modelling process we use additionality principles at a granular level to examine each respondent’s individual net additional outcomes. I.e., we use their revealed additionality principles to



value their turnover impact for example. As such, the above table is more of a reflection of the average responses by grant recipients.

## Insights from additionality principles

Despite the primary function of additionality principles as a metric to derive net additional impacts from gross impacts, they do reveal some important insights into project performance.

### *Deadweight – Building occupancy*

On average respondents thought that 30 per cent of the time, that their building would have been taken over anyway by another agent.

This reveals two insights, firstly, that the majority of buildings would have continued to operate with a socially or economically unproductive use. Secondly, it has diagnosed this market failure, therefore helping confirm the rationale of the scheme.

### *Deadweight – Funding*

On average 30 per cent of projects may have been able to complete their development works without AHF funding. As such, this illustrates that recipients have been correctly targeted who required funding to get their project off the ground. In addition, it does show that this funding is critical at an early stage to help projects reach completion.

### *Displacement*

On average, 30 per cent of respondents competition resided in the local county. As such, services provided are genuinely additional to the area, illustrating a likely need for those kinds of developments.





# Appendix C Grantee E-Survey

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## Introduction

As you may be aware, ERS, – an independent research organisation – is currently carrying out research on behalf of Architectural Heritage Fund (AHF).

As part of this research, we are keen to explore your views, as we understand you have received support in connection with the Transforming Places Through Heritage (TPtH) fund. We're especially keen to understand what difference the support has made, and which elements of the support helped most and why.

The Transforming Places Through Heritage programme is part of a wider initiative to revive heritage high streets, alongside Historic England's High Street Heritage Action Zones. The programme provides funding and expert help to community organisations, charities and social enterprises who are developing projects with the potential to bring new life to high streets by creating alternative uses for redundant or underused heritage buildings in town centres.

Your responses will enable AHF to improve the way they support projects in future, to measure the impact of the TPtH fund, and to learn more about what works well and less well.

It should take around 19 minutes to complete.

Please note, your responses will be reported anonymously, and no individual person/(s), organisations, or buildings will be identified in any reporting. When sharing response data with AHF, identifying details about your project will be stored separate to your responses. Therefore, please do answer as honestly as possible (your responses will not affect any future support you may receive).

If you have any further questions about the research, or would like to find out about the GDPR and Data Protection policies we have in place, please contact Ashley Philp: [APhilp@ers.org.uk](mailto:APhilp@ers.org.uk)

\* 1. Please indicate whether you are happy to take part in this survey

Yes

No

**about your project**

**The first few questions will help us to understand your project a little better. Please note that only the research team at ERS will be able to link your answers below with your wider survey responses.**

\* 2. Please select what form of organisation / entity you represented at the time of receiving support from AHF, in connection with TPtH:

\* 3. What is your organisation name?

\* 4. What is the name of your project?

\* 5. What county is your property located in



about the support you received from AHF

**For the next few questions, it will be helpful to think back over the various types of support you may have received from AHF since first making contact with them in connection to TPtH (as far as you can remember).**

\* 6. From the table below, please specify a) the support you were initially seeking from AHF and b) the support you ended up receiving from AHF. Please tick all that apply.

The support you were initially seeking from AHF

The support you ended up receiving from AHF

Start-up advice or guidance



Pre-application guidance



Signposting to another source of support



Loan-funding for capital works / project



Loan-funding for acquisition of a building



Project Viability Grant



Capital works Grant

Project Development Grant



Crowdfunding Challenge Grant



Heritage Development

Trusts Grant



Covid Emergency

Community Shares  
Booster Grant or Equity  
Investment



Support Grant



Support from a consultant  
Project Adviser  
commissioned by AHF

10

ptions of support received

\* 7. We would like to know how you rate the quality of the service you received from AHF before and when you applied for a grant. Please rate your agreement with the following statements. (On a scale of 1 to 5 where 1 is strongly disagree and 5 is strongly agree, choose N/A only if this does not apply to you)

1 (Strongly disagree)	2 (Disagree)	3 (Neither agree nor disagree)	4 (Agree)	5 (Strongly agree)	N/A
The eligibility criteria were clear	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The application process was straightforward / easy to complete	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I/we felt supported throughout the application process by the AHF team	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

\* 8. We would like to know how you rate the quality of the service you received from AHF after you received the grant. Please rate your agreement with the following statements. (On a scale of 1 to 5 where 1 is strongly disagree and 5 is strongly agree)

1 (Strongly disagree)	2 (Disagree)	3 (Neither agree nor disagree)	4 (Agree)	5 (Strongly agree)	N/A
The size of the grant award met our needs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The format and frequency of the grant payments was suitable for our needs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Advice and support during project delivery was readily available and useful	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

\* 9. Thinking about the whole journey, from pre-award to project delivery and completion, what did you like best about the support received via TPtH?

\* 10. What difference did that support make for you, your organisation, or project?



\* 11. Were there any barriers in accessing the support provided, or is there anything which could have been improved in relation to the support you received through TPtH at any stage?



## How has your project progressed?

**In this next section, we are interested in how support via TPtH may have supported your project to progress.**

\* 12. Firstly, thinking back to when you first contacted the AHF TPtH service, what stage was your project at? Please choose one option from the list below.

- Just Starting Out:** Just getting started / assessing viability
- Ready to Move Forward:** Developing our plans, gaining permissions and raising funding
- Ready to Restore the Building:** Detailed plans and permissions in place, most capital funding secured  Other (please specify)

\* 13. Did the support enable your project to progress to any of the following phases? Please tick all that apply from the list below.

The support  **did not** affect the project's progress

The support  enabled us to demonstrate that the project was **viable**

The support  enabled us to understand that the project was **not viable** and would not go ahead

The support  enabled us to develop detailed plans for the project after its viability had been demonstrated The support enabled us to **acquire the building**

The support  enabled the project to progress to **capital redevelopment**

The support  enabled us to **complete capital redevelopment** and bring the building into **operational use**

\* 14. Is your redevelopment project completed, ongoing or not yet begun? Please select one option from the list below.

Completed

Ongoing

Not yet begun



11

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Impact of your project

**For the following questions, we are interested in the uses of your building, and what wider benefits this may have resulted in. Any responses you provide will greatly support AHF to understand the impact across the TPtH programme.**

\* 15. First of all, if applicable, which one of these sectors best describes the **current or planned** activity within your development (if your space is multi-use, please think about the **main** activity supported by your development):

- Community Venue
- Heritage/Arts/Culture Visitor Attraction  Workspace
- Retail

Housing

- Food/beverages Other (please

specify)





Community Venue & Heritage/Arts/Culture Visitor Attraction

16. How many visitors to your property do you have or do you expect to have per annum

17. On average, per week how many hours do your volunteers complete in total? (combined total for all volunteers).

18. What was your annual income prior to receiving AHF funding (£GBP)

19. What is, or what do you expect to be your annual income now/once your redevelopment project is completed (£GBP)?

20. In terms of businesses using your available workspace, please estimate the **number of businesses** in each relevant sector , using the list and answer boxes provided.

Professional, scientific, and technical activities	<input type="text"/>
Information and communication	<input type="text"/>
Financial and insurance activities	<input type="text"/>
Agriculture, forestry, and fishing	<input type="text"/>
Mining and quarrying	<input type="text"/>
Manufacturing	<input type="text"/>
Electricity, gas, steam, and air conditioning supply	<input type="text"/>
Water supply; sewerage, waste management and remediation activities	<input type="text"/>
Construction	<input type="text"/>
Wholesale and retail trade; repair of motor vehicles and motorcycles	<input type="text"/>
Transportation and storage	<input type="text"/>
Accommodation and food service activities	<input type="text"/>
Financial and insurance activities	<input type="text"/>
Real estate activities	<input type="text"/>
Administrative and support service activities	<input type="text"/>
Public administration and defence; compulsory social security	<input type="text"/>
Education	<input type="text"/>
Human health and social work activities	<input type="text"/>
Arts, entertainment, and recreation	<input type="text"/>



21. If known, please fill out the number of employees each business has in their given sector:

Professional, scientific, and technical activities

Information and communication

Financial and insurance activities

Agriculture, forestry, and fishing

Mining and quarrying

Manufacturing

Electricity, gas, steam, and air conditioning supply

Water supply; sewerage, waste management and remediation activities

Construction

Wholesale and retail trade; repair of motor vehicles and motorcycles

Transportation and storage

Accommodation and food service activities

Financial and insurance activities

Real estate activities

Administrative and support service activities

Public administration and defence; compulsory social security

Education

Human health and social work activities

Arts, entertainment, and recreation

22. What is, or what do you expect to be your annual turnover, now/once your redevelopment project is completed? (answer in £'s only)

15  
ng

Housi

23. How many residents do you house or expect to house in total in your AHF supported property?

**/Beverages&Other**

24. What was your annual turnover prior to receiving AHF funding? (please answer in £GBP)

25. What is or what do you expect to be your annual turnover, now/once your redevelopment project is completed? (please answer in £GBP)

17

## 17 Outcomes and benefits of your project

### 18 The following questions focus on the wider benefits of your project

\* 26. Please rate the extent to which TPtH has supported you / your organisation to build capacity in the following areas. Please rate your agreement with the following statements. (On a scale of 1 to 5, where 1 is no impact at all and 5 is very high impact, choose N/A only if this does not apply to you)

1 (No impact at all)	2 (Minimal impact)	3 (Some impact)	4 (High impact)	5 (Very high impact)	N/A
Heritage project development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heritage project management	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Managing grant-funding / grant processes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Applying for and securing funding	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Running an effective organisation – e.g. governance, financial management, staff/volunteer skills'	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased resilience of the organisation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Improved/increased networks and relationships	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

\* 27. Please describe what, if anything, TPtH has enabled you or your organisation to do more effectively, and if there is anything you think TPtH will enable you to do more effectively in the future. If you can, please state the specific support you received which led to this change.



19

**ocial and community benefits**

**When talking about social impacts, we are interested in any ways your project has created positive change for people and/or communities, as a result of the TPtH funding.**

\* 28. To what extent do you agree that the following impacts have been achieved as a result of your TPtH project: (On a scale of 1 to 5 where 1 is not at all and 5 is to a great extent, choose N/A only if this does not apply to you)

	1 (No impact)	2 (Minimal impact)	3 (Some impact)	4 (Good impact)	5 (Excellent impact)	N/A
Community cohesion	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community wellbeing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community engagement	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Greater connection to heritage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Greater sense of belonging to the local area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Greater "sense of place" i.e. more positive feelings / attitudes about the local area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increased skills and knowledge within the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Jobs / volunteering opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
<input type="radio"/> created						

Other (please specify)

\* 29. Thinking of these impacts, can you describe whether and how TPtH contributed to creating that change?



What would have happened differently, in the absence of TPtH?

**The next questions explore what might have happened in the absence of the support from AHF. This helps us to understand more about what difference the support made, and whether the progress and outcomes you have achieved would have been possible without the support.**

\* 30. Thinking about your project overall, would this progress and/or outcomes you described above have happened in the absence of the support you received from TPtH? *Please select the option which most closely matches your experience.*

*Without the support from TPtH...*

- The same outcomes would have happened anyway.
- The same outcomes would have happened, but to a lesser extent.
- The same outcomes would have happened, but would have taken longer.  The outcomes would not have happened at all.
- There would have been a negative outcome in the project's circumstances.





## External factors and completion of your project

**Finally, so we can better understand the impact of TPtH, we would like you to answer a few questions about external factors and the completion of your project.**

\* 31. In percentage terms, how likely is it that the building would have been taken over by someone else in the absence of the TPtH project? *(0 being definitely not taken over, and 100 definitely taken over)*

0 100

32. If applicable, what percentage of your income/visitors/residents come from outside the UK?

0 100

\* 33. What percentage of your "competition" (organisations doing the same / similar things to you) resides in your local county?

0 100

\* 34. In percentage terms, how likely is it that you would have been able to complete the development works and secure the necessary funding in the absence of the TPtH grant? *(0 reflecting that there is no chance you would have completed the project or obtained the necessary funding and 100 reflecting that you would have been able to complete the development works and secure further funding).*

0 100



Thank you for taking part in our survey

**We appreciate your time, and your responses will be valuable in helping AHF to understand how to better support organisations such as yours in future.**