

Mills Development Conference

Conference Report

Tuesday, 14th January 2020

The Arches Dean Clough Mills, Halifax

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Foreword



Keith Griffiths,
Managing Director,
Built Environment
Networking

There are 572 disused Mills in the North of England, many of them with the potential to provide residential or mixed use space for the communities they sit within, the 2020 Mills Development conference had one simple goal- bring together those who have successfully regenerated these grand old buildings with people who want to regenerate the disused ones.

With an eclectic mix of speakers on stage, ranging from developers to funders to national heritage bodies which made for a brilliantly engaging conversation and some top level networking amongst Yorkshire and the North West's heritage building enthusiasts. The day was made event better by the fantastic surroundings of Dean Clough Mill in Halifax which is a testament to the potential of these brilliant buildings if they are converted right!

I'd like to take this opportunity to thank Purcell for being one of our conference partners at this event- their thought leadership and sector knowledge seems to be unrivalled and their team in attendance helped

provided context for a lot of Q&A between panellists and audience.

With 86% of the British public wanting to preserve the legacy of Mills, it perhaps sits them in a unique category within the built environment whereby general consensus points towards support for development and investment. In the audience on the day were ten Mill owners who were looking towards our delegates for help or ideas for redevelopment; proof yet again that Built Environment Networking is the place to come if you want to get your projects off the ground.

We are already looking at ways to make this event even bigger in 2021 so keep an eye out for announcements on our social media channels and website. Similarly, if you have something you think would fit nicely onto the agenda then do not hesitate to get in touch with me or my colleagues.

See you at one of our events soon, Keith

keith.griffiths@built-environment-networking.com



From the Keynote



Catherine Dewar

Regional Director
North West, Historic
England

[@HistoricEngland](#)

85% OF NORTHERNERS WANT TO PRESERVE MILL LEGACY

A study by Historic England has shown that 85% of Northerners are opposed to the demolition and replacement of England's mills- our recent Mills Development Conference has heard. A further 90% of adults living in England believe that Mills are an important part of its character and history.

Despite the popular support to save the mills there has been many that have been demolished, Catherine Dewar, North West Regional Director at Historic England told delegates:

GREATER MANCHESTER HAS LOST HALF ITS MILLS, 50% HAVE GONE SINCE 1988, THAT'S 500 MILLS.

Dewar highlighted the transformational potential of Mills if they were regenerated and put back into use she said

THERE'S ENOUGH FLOOR SPACE TO DELIVER 35,000 HOMES IN THE NORTH-WEST AND YORKSHIRE AND THAT'S NOT INCLUDING THE SPACE AROUND THE MILLS, OR ENOUGH TO PROVIDE £23M IN BUSINESS RATES.

Historic England completed a survey in 2017 into the condition and potential of mills across the country entitled Engines of Prosperity: New Uses for Old Mills. Dewar explained the origin of the report "We worked with Cushman & Wakefield and Latham's Architects to look at successful conversions and what we could learn from them, and highlighted potential conversions as well."

Some of the successful conversions for Mills include mixed-use developments such as Dean Clough Mills in Halifax, arts & culture venues, such as Salts Mill in Saltire, or even the return of cotton spinning and weaving at Tower Mill, currently the only active historic textile mill in the nation.

The redevelopment of Mills could provide commercial rejuvenation, ease the housing crisis and drive economic growth. But in some ways their symbolic significance outweighs this, not only the historic value, but also how they were once at the core of many communities across the country, and many have the opportunity to play that role again.



Mills – Their Potential Through Regeneration

Panel Members:



Chair: Amanda Griffiths

Director, Built Environment Networking

[@BENetworking](#)



Stephen Miles

Partner, Cushman & Wakefield

[@CushWake](#)



Eleanor Underhill

Assistant Director of Operations, National Trust

[@nationaltrust](#)



Trevor Mitchell

Regional Director North East and Yorkshire, Historic England

[@HistoricEngland](#)

£50M CRUSADER MILL DEVELOPMENT IN MANCHESTER

Capital & Centric, a Manchester based-developer are developing the Crusader Mill in Ancoats, Manchester City Centre.

Tim Heatley, Co-founder of the firm said of the project at the Regenerating & Restoring Mills Development Conference : “We are well underway with the restoration and conversion into owner-occupier flat, here we’ve banned investors, because investors generally don’t value mill buildings as we would, or an owner-occupier would.”

Capital & Centric have focused on selling larger flats at Crusader Mills at a premium to allow for the regeneration costs to be viable.

In addition to Crusader Mills, they are also developing a former cutlers’ yard in Sheffield, the Eyewitness & Ceylon Works, a £21m project on Milton Street, with a first phase of 100 homes.

Placemaking has been consideration for Capital on their Sheffield scheme, where residents are given a real stake in restoring the neighbourhood, Heatley explained:



THERE’S A CAFE BAR RESTAURANT ON THE GROUND FLOOR, AND WE’RE GIVING 1/100TH OF A SHARE FOR EACH BUYER.

Sunny Bank Mills in Pudsey is one of the Mills that was used as an exemplar in the Historic England Study, owing to its high quality and commercially successful renovation.

It is currently used for a mixture of usages, including a gallery, creative businesses, office space and number of independent shops, restaurants and cafes.

The owner of Sunny Bank, John Gaunt, emphasized the importance of fast action on Mills he issued a call to action:

THESE PLACES WON’T BE HERE IN 30 YEARS, WE’VE GOT 30 YEARS TO GET THE BEST OF THE REST.



Tim Heatley

Co-Founder, Capital & Centric

[@CapitalCentric](#)



Amir Hussain

Chief Executive, Yeme Architects

[@YemeArchitects](#)



John Gaunt

Owner, Sunny Banks Mills

[@sunnybankmills](#)

Gaunt praised community involvement and how it made redeveloping Sunny Bank possible, he said: “Remember the value of the community around you, they are absolutely essential to the success of the development.”

The importance of viability was raised by Amir Hussain, Chief Executive of Yeme Architects , he said

“A LOT OF MILLS CAN BE DIVIDED INTO TWO CATEGORIES, ONES THAT WOULD LEAD TO A COMMERCIALY VIABLE DEVELOPMENT AND THE ONES THAT ARE IN AREAS THAT AREN’T LIKELY TO DO THAT.”

Hussain argued that many mills that are assumed to be unviable had the potentially for “visionary” development, he said “There are things people assume you can never do to a listed building, but because of the way we do it, we get permission.”

Eleanor Underhill, Assistant Director at the National Trust, noted the importance of ensuring redevelopment of listed properties does not undermine the historicity, “Neither the National Trust nor the planner would allow us to lose any of the significance of any part of our buildings.”

Underhill also noted that there was a degree of flexibility, she said:

“IN PRACTICE, THERE IS A CONSTANT BALANCING, PLANNERS ARE ALWAYS RESPONSIVE TO THE FACT THAT WE HAVE TO BE FINANCIALLY SUSTAINABLE.”

The importance of public sector cooperation also was emphasised by Trevor Mitchell of Historic England, who worked on the Engines of Prosperity report: “I think if there’s one thing that the campaign and the study has shown me, is that I’ve not met a local authority or public sector partner that didn’t agree that they liked this stuff.”

Historic England has a small Mills Fund, but Mitchell called on the public sector to create a larger fund to close “viability gaps” on mill regeneration projects.

Mitchell highlighted the importance of mills beyond just the commercial value, he said, “Some disused mills will be in marginal areas but the social benefits will make it worth them being done.”

Viability goes to the core of what makes Mill regeneration a potential boon to developers, but if as a society mills have greater importance than just their untapped commercial benefits, it is important for the public sector, the community and indeed developers to push for the regeneration of challenging cases as well.



Mills – Opportunities for Development

Panel Members:



**Chair:
Phil Laycock**

Director, Built Environment Networking

[@BENetworking](#)



Judith Furlonger

Head of Housing, West Yorkshire Combined Authority

[@WestYorkshireCA](#)



Eleanor Underhill

Assistant Director of Operations, National Trust

[@nationaltrust](#)



Tom Stannard

Director - Regeneration & Growth, Wakefield Council

[@MyWakefield](#)

FROM THE ASHES: DEVELOPMENT OPPORTUNITIES FOR DAMAGED MILLS

Often being left derelict for large periods of time, former mills can become easily susceptible to damaged by both accidental fires and are sometimes targets of arson. One such of these Mills was Newsome Mill in Huddersfield, left vacant since 2003.

Whilst Newsome Mill originally had a development plan in place according to Nigel Hunston, Group Leader at Kirklees Council, it was never completed, Hunston explained:

“WE HAD PLANNING CONSENT IN PLACE SINCE 2009, CONVERSION OF MAIN MILL INTO 22 APARTMENTS AND 42 NEW BUILD AT THE BACK.”

However, following costings, only £10,000 of profit was available to the developer and the project never went ahead.



In 2016 the site suffered a catastrophic fire that reduced the building to a single story.

The council have now waived the cots that made the site unviable in the first place, and have “granted planning permission with no contributions, and will get a section 106 for the repair of the clocktower” according to Hunston.

Westwood Mills in Linthwaite is another mill that Kirklees is hoping to develop, a Grade II* listed property, it needs funding to get off the ground, with the council estimating a “conservation deficit of £57,000”, according to Hunston

A similar case occurred with Drummond Mills, a part of Huddersfield textile-manufacturer-turned-developer SKA Development's portfolio. Being purchased as an investment building, it was the victim of a tragic fire in 2016.

Saj Pervaiz, Financial Director for the firm said that they were currently “in live discussions” over the future of the building, giving the possibility of redevelopment for the site.

Bridge Atlantic, an Anglo-American developer have recently completed a Mills development in Bradford, Pennine House in December 2019.

A £7m developer spend and delivering 101 Luxury apartments in the 90,000 sq ft Mill, built in 1864 the Bridge Atlantic were able to achieve “some of the highest rates every achieved in Bradford town centre” according to Andrew Craig, Managing Partner for the firm.

A lot of this was enabled by the flexibility they were given by local authorities, keen to save the building, Craig explained “If you had to have section 106 or a large proportion affordable it might not have been deliverable.”

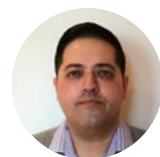
Rutland Mills in Wakefield is bound for a major creative revitalisation project, Tom Stannard, Director of Regeneration & Growth at the Council explained:



Nigel Hunston

Group Leader, Kirklees Council

[@KirkleesCouncil](#)



Saj Pervaiz

Financial Director, SKA Developments



Andrew Craig

Managing Partner, Bridge Atlantic

[@BridgeAtlantic1](#)

“RUTLAND MILLS WILL BE REBRANDED TILEYARD OF THE NORTH WITH A VERY SIMILAR FOCUS ON CREATIVE, DIGITAL, MUSIC INDUSTRIES IN PARTICULAR.”

The restoration of Rutland Mills comes as a part of a larger project, as Standard explained “part of the last decade or so of redevelopment on that part of the Calder waterfront.” It is also part of a wider placemaking destiny for West Yorkshire, Stannard said: “There’s a production park already in Wakefield and Channel 4 is coming to Leeds.”

The West Yorkshire Combined Authority is supporting the Rutland Mills development along with mills in Bradford, Judith Furlonger, Head of Housing emphasised the importance of mills to the region and said to prospective mill developers:

“WE ENCOURAGE YOU TO COME AND TALK TO US.”



On the financial support the authority could offer, Furlonger explained: “There is no free money now, pure gap funding isn’t available, what we can provide is a long term investment, that investment can be quite flexible in how its repaid.”

The National Trust have also been supporting Mills that have been faced with conservation threats, being one of the first institutions to recognise the historical significance of industrial history.

Recently the Trust has secured two Mills, Queen Street Mill and Helmshore Mill from falling into disuse, Eleanor Underhill, Assistant Director of Operations at the National Trust said

“WE BECAME AWARE OF THE PLIGHT OF TWO MILLS IN LANCASHIRE WHICH WERE RUN BY THE LOCAL AUTHORITY, THE AUTHORITY DIDN’T HAVE THE FUNDING.”

Mills provide a multitude of opportunities in different states, it is all about finding the right solution, for the right mill that incorporates an understanding of the place and ecosystem that development will feed into.

Mills – Development Opportunities

Panel Members:



Chair: Amanda Griffiths

Director, Built Environment Networking

[@BENetworking](#)



Catherine Dewar

Regional Director North West, Historic England

[@HistoricEngland](#)



Nathan Priestley

Chief Executive, Priestley Homes

Peter Macleod

Specialist Transaction Manager, Homes England

[@HomesEngland](#)

£800,000 LOTTERY GRANT FOR NORTH-WEST MILL ANNOUNCED

The National Lottery Heritage Fund announced a grant of £746,000 to Islington Mill, in Salford at the recent Mills Development Conference, for urgent restoration works.

Islington Mill has raised a total of £2m of funding to restore access to all of the buildings 6 floors and secure the artistic community that has emerged around the building with the Islington Mill Arts Club.

The Fund has been involved in 127 mills related projects, and provided £34m of funding since its creation in 1994.

Dan Renwick, Area Director North for the National Lottery Heritage Fund said:

“IT WAS IN A PRETTY POOR STATE, ALTHOUGH IT WAS BEING WELL USED BY THE ARTS COMMUNITY, THE GROUP IS GOING TO DO SOME RESTORATION, IMPROVING ACCESS TO THE MILL AND IMPROVING THE FACILITIES FOR THE COMMUNITY TO USE.”

Another provider of grant funding to Mills is the Architectural Heritage Fund, a charity that provides funds to building preservation trusts and social enterprises.

The fund is supporting Wellington Mills Community Interest Company, which is trying to convert Tondale Mill, the largest woolen mill in the South-West of England into a mixed-use development.

Leigh Spinners Mill is another such project, a Grade II* mill, built in 1913-23 and part of the last generation of Cotton



Mills. An extensive site, Matthew McKeague, Chief Executive of the fund said: “This project definitely will require a staged approach to its development” with the newer parts of the mill having been converted into recreation facilities by Sports England in 2019.

Calderdale Council are looking for a development partner to help them redevelop Rawlson’s Mill, a Grade II* listed mill near Dean Clough. Richard Seaman, Corporate Lead for Planning said that “ [The engines of prosperity] study found that its greatest potential was probably in residential or Vista accommodation” but that the council has an “open mind.”

The mill comes with 1.5HA of developable land, and has just been put on the market, which the council welcomed as the current owner had not been active on promoting redevelopment. Homes England are one of the government bodies that have been eager to promote mill redevelopment, Peter MacLeod, Specialist Transaction Manager said

“I THINK IT’S A REALLY ADDED BONUS FOR US WHEN WE CAN GET INVOLVED IN SCHEMES LIKE THIS.”



Matthew McKeague

Chief Executive, Architectural Heritage Fund

[@ArchHFund](#)



Mark Howden

Interim Chief Executive, Peaks & Plains Housing Trust

[@peaksplains](#)



Richard Seaman

Corporate Lead for Planning, Calderdale Council

[@Calderdale](#)



David Renwick

Area Director North, National Lottery Heritage Fund

[@HeritageFundUK](#)

They have supported a number of Mill related schemes, including the Horace Mills in Skipton, a mixed-used scheme with a 100 new build homes and redevelopment of the mills.

Also in Yorkshire, Conditioning House in Bradford is a stunning mill development being developed by Priestley Homes:



“AT HEIGHT ITS HEIGHT WOULD TEST 70% OF THE WOOL IN THE COUNTRY”

according to Nathan Priestley, their Chief Executive.

Due to complete in Q4 2020, the redevelopment will deliver 133 apartment units, a cafe, gym and office space. Despite it’s £17m GVA and being the firm’s marquee development, Priestley admitted “we probably won’t make any profit”, due to the cost of removing asbestos and repairing timber and described it as a “labour of love.”

They are also developing two other major historical industrial building Old Post Office in Warrington, a building they’re converting into a 21 room aparthotel as part of a £5.3m project and Green Lane Mill a 150 year old mill in Holmfirth into 11 luxury two-bed apartments.

Not every Mill provides development opportunities, as the Peaks & Plains Housing Trust, a housing association found working in the Macclesfield area. Mark Howden, Interim Chief Executive said

“WE ARE COMPETING WITH HOUSEBUILDERS WHO ARE CREATING 4-5 BEDROOM TOWN HOUSES FOR THE PEOPLE OF CHESHIRE.”

They have demolished two unviable mills to deliver “much needed affordable homes” for the area.

They have unveiled the Crossings scheme, a revitalisation of Sunderland Street, using the site of a former Georgian Mill that was heavily destroyed by fire, and replacing it with 67 new apartment blocks, aimed at bringing young people back into the town center.

Mills provide such an array of development opportunities and there are many different institutions that have played a role and can play a role in saving the surviving mills. That flexibility and open-mindedness is key to bringing them back into use across Britain’s post-industrial heartlands.



A View from PURCELL

Great emphasis and optimism has, rightly, been placed on the 'historic mill' as a cultural asset that has potential to offer solutions to residential housing or commercial office requirements, and to breathe new life into deprived areas through placemaking, retrofit and re-use.

Typically, these assets were robustly built, have large, flexible floor plates and are architecturally inspiring. They also form a fundamental component of local identity and communal interest. High-profile examples such as the 'pods' at Lister Mills in Bradford and the revival of Saltaire evidence this narrative and reveal the possibilities. However, there are an array of issues that often have to be overcome before this can be successful.

Commonly, such sites present themselves to developers in a state of dereliction and contamination, meaning there are always significant capital cost challenges to contemplate before a sustainable new use can be assured. This extends into weaknesses in financial viability, shallow understanding of the significance of the heritage and scale of planning risk, the isolation of well-intended schemes from a cohesive masterplanning vision and a lack of clarity of the public benefits of regeneration.

At Purcell, we have long enjoyed working with this building type and have a depth of experience of how to successfully overcome these issues in the best interests for our clients, end users and the buildings themselves. Our case studies below unpack our relationship with historic mills to demonstrate how these important sites with seemingly no future have been given a new lease of life.

CROMFORD MILL – FROM MASTERPLANNING TO END USE

One of our first mill projects was at Cromford, Derbyshire, a World Heritage Site. Our client was the Arkwright Society who had been restoring the complex since acquisition in 1979. The site's condition and former existence as a dye



works might have ruled against future use, but Purcell were able to support the Society to overcome the considerable obstacles of lead chromate decontamination through careful project management and design to save and retrofit the listed Georgian industrial structures.

Purcell's masterplan scheme for Cromford focused on Building 17 to transform it into a northern anchor site and orientation centre for the Derwent Valley Mills World Heritage Site. The introduction of a creative media centre on the building's upper floors was a viability response to the County Council and Development Agency market research. This consisted of small office suites with a central first-floor reception facility, shared meeting rooms and other supporting accommodation.



Both elements have been highly successful, both architecturally and economically. The complex now employs over 100 people in 45 companies, with a waiting list of businesses seeking use of the new lettable offices. This underlines the fresh sustainability of the site, while a rise in visits from the public and school parties across the region reflects a surge in interest in its history and social identity.

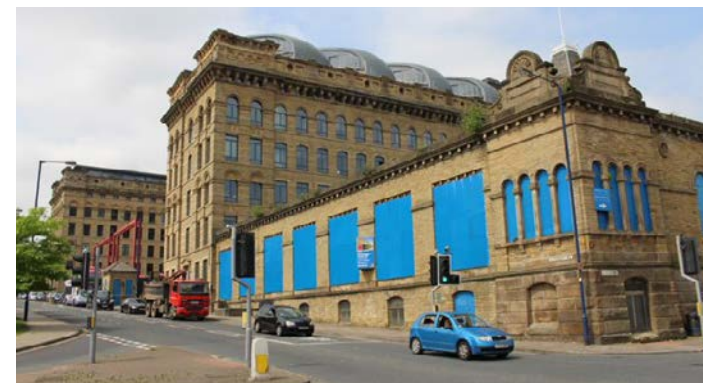
Capacity building, partnership working with stakeholders, phasing development and establishing flexible, multi-functional end-uses were all vital to delivering this project through to successful completion. Aside from the rehabilitation of Building 17, our masterplan also addressed the wider site as a whole, including the challenges of decontamination. The award-winning project has been commended for its high-quality contemporary design combined with its socio-economic success.

"The adaptive reuse of this building, which incorporates respectful and reversible interventions, addressed problems of contamination with innovative research. The result is a building with a social function that offers the perfect gateway to the World Heritage site of the Derwent Valley Mills." Europa Nostra 2017 Judging Panel

LISTER MILLS, BRADFORD – AN INCREMENTAL APPROACH TO VIABLE RE-USE

For some sites it is not always possible to secure a precise end-use or investor at the outset, often because the visibility of risk (planning and capital costs) remains too uncertain. In this case a more cautious and incremental approach can be taken, and our recent work at Lister Mills in Bradford is a perfect example of this.

Lister Mills is a former industrial factory site in Bradford, previously the largest silk factory in the world. It occupies a prominent position in the city that also influenced the development of the surrounding area and region. The site ceased to operate as a mill in 1999. A significant portion of the site perimeter walling and shed structures had already been abandoned and fell into significant disrepair and risk of collapse.



Given the scale of the challenge the developer, Urban Splash, established a phased route to the regeneration of the site. This began with a portion of the site being brought back to life as a distinctive place in itself with piazza and living apartments. Alongside this, the deteriorating listed structures have been repaired and rationalised under the steer of Purcell to secure the significance of the assets and reduce the uncertainty of fabric-related risks. This has improved the viability forecast by presenting a site to investors that is now more receptive to development. Listed-building risk has been reduced, while the land value and potential has increased. As the socio-economic picture for Bradford continues to improve it is expected the full redevelopment of the site can now be realised.

THE NORTH LIGHT DEVELOPMENT AT BRIERFIELD MILL – SUPPORTING CHANGE THROUGH THE PLANNING SYSTEM

Regeneration projects of historic mill sites such as Lister Mills can often take decades to achieve a successful

outcome, with external financial uncertainty having a substantial impact on ability to convert a proposal into a completed scheme. This underlines the importance of the incremental, phased masterplanning approach, and one that acknowledges, understands and seeks to mitigate planning risk from an early stage.

Brierfield Mill is a major Grade II listed Victorian mill complex, in Pendle, Lancashire, containing approximately 380,000ft of floor space. The mill was first built for cotton weaving and spinning in the 1830s although the original buildings were swept away and the mill rebuilt from 1868. The site was substantially extended between 1868 and 1907 and today comprises a spinning mill in two blocks, three weaving sheds, three engine houses, warehouses, preparation blocks and offices. In 1957 the mill closed but following some modifications, including the removal of some machinery, it commenced manufacture of medical bandages. Production ceased on the site in 2007, when its vacancy and deteriorating condition led to English Heritage adding it to their Heritage at Risk register in 2009. In 2012, the site was acquired by Pendle Borough Council with the aim of regenerating the buildings for the local community.

Purcell supported PEARL (Pendle Enterprise And Regeneration Ltd, a joint venture by Barnfield Construction and Pendle Council) to a successful application for planning and listed building consent in 2014. Our advice and guidance, culminating in a heritage impact assessment setting out the conservation and public benefits of the scheme, informed the proposals as part of an iterative design approach. This collaborative process included engagement with the public and consultation with statutory bodies such as Historic England, to ensure a consensus was gained on both where heritage significance lay, and on the acceptability of the proposals.



A View from PURCELL

The proposals for new £32m learning, living, working, leisure and cultural destination in the North West consisted of a seven acre site with new apartment buildings within the mill itself, an adult learning organisation in the office block, a community leisure centre in the warehouse and arts company in the historic garage. The first phase of apartments were placed on the market at the end of 2019, which will support the next phase of apartments, which have been constructed using local contractors. Funding from local partners, including £4.95m from the Lancashire Growth Deal fund has been put back into local development in Pendle.

By creatively and pragmatically responding to the specific challenges of each site and placing these solutions within a sustainable development narrative of national planning policy, we are able to shape the retrofit and reuse for these significant historic sites.



NORTHERN LIGHTS: FINDING A FUTURE FOR THE WEAVING SHEDS OF PENNINE LANCASHIRE

Our work at places like Brierfield Mill have shaped our wider understanding of historic mills as a building type and opportunity. We produced a regional white-paper study into north-light weaving sheds, a certain type of mill that is highly vulnerable to loss compared to multi-storey mill structures yet is fundamental to the industrial character of the north.

Funding by Historic England in partnership with the Lancashire councils, we carried out the research into weaving shed sites, which are a unique reminder of the innovation, energy and vitality of the region's distinguished industrial past. Case study examples showed that acceptable creative solutions can still be found to bring these buildings back into viable new uses whilst also

retaining their character. Whilst the original use of these sheds has long since disappeared, a large number have proven convenient for other functions such as storage and trade workshop space.

Resourceful refurbishment schemes can also result in conversion in a variety of ways to meet the changing requirements of modern life and work. These uses have been found to be financially viable and the study found that conversion of a weaving shed can cost the same as or less than an equivalent new building. Significantly, retention and upcycling of these buildings avoids loss of considerable embodied energy, helping to contribute to Net-Zero carbon targets.

With flexible and supportive local planning policies this viability can be further enhanced, with shorter development periods and fewer development constraints and obstructions. The form of these sheds also makes incremental development possible, incorporating 'meanwhile' and permanent uses, to respond to available funding and market conditions.

CONCLUSION

Our project case studies have shown that the challenges and complexities of adapting and re-using industrial mill buildings can be overcome through partnership working and establishing a collective understanding of significance, risks and opportunities. Agile programming and phasing can turn liability sites into valuable assets that can be sustainable in every respect – from the economic through to the social and the environmental. Key is engaging with the right expertise at the start of the process and maintaining an ambitious and creative outlook to optimise the outcomes.



Conference Photos



A View from



TELL US A LITTLE ABOUT THE NATIONAL LOTTERY HERITAGE FUND AND HOW IT CAME ABOUT?

The National Lottery Heritage Fund uses money raised by players of the National Lottery to inspire, lead and resource the UK's heritage to create positive and lasting change for people and communities, now and in the future.

The Fund is one of 12 distributors of funding, raised from National Lottery ticket sales. It was founded by the Government in 1994, along with the National Lottery itself, and provides money for projects relating to heritage and engaging people across the UK with their heritage. 20% of the money raised for good causes through Lottery ticket sales is distributed by The National Lottery Heritage Fund.

Since 1994, National Lottery grants amounting to £8 billion have been awarded to more than 44,000 projects have sustained and transformed the UK's heritage. Thanks to this investment, we have seen a renaissance in our national heritage, transforming many of our great institutions as well as reaching into every community in the land, and improving daily lives for millions. This has enabled organisations to transform their heritage offer to the public and allowed a much wider range of people to take part in heritage activities.

With the launch of our new Strategic Funding Framework in January 2019, we also introduced a new mandatory outcome, so that every project we fund ensures that "a wider range of people will be involved in heritage".

HOW IS IT PRESERVING HISTORIC BUILDINGS ACROSS THE NATION?

We continue to support projects that secure new uses for under-used, derelict or at-risk historic buildings. We also welcome commercial elements to these new uses where they support the viability of the scheme as a whole. In future, these types of project may be led by for-profit organisations in collaboration with not-for-profit organisations, and they will need to deliver positive social and community outcomes as well as demonstrate that the public benefit will substantially outweigh any private gain.

For organisations running projects linked to an historic building, they can apply for a National Lottery Grant for Heritage through our open programme for all types of heritage project in the UK. Through this we award grants from £3,000 through to £5 million, although there are varying application and assessment processes and criteria for the different levels of grants - small (£3,00-£10,000), medium (£10,000-£250,000) and large (£250,000-£5million).

Through the open programme we fund projects that connect people and communities to the national, regional and local heritage of the UK. It can be anything from the past that you

value and want to pass on to future generations.

In addition to the above there are also Heritage Enterprise grants from £250,000 to £5million. This programme is specifically for projects that seek to achieve economic growth by investing in heritage. It is aimed at enterprising community organisations and commercial organisations working in partnership with community organisations to help them rescue neglected historic buildings and sites and return them to a viable productive use. Heritage Enterprise is designed to bridge the funding gap that prevents a historic asset in need of repair from being returned to a beneficial and commercial use. The case for grant funding will depend on there being a conservation deficit.

In relation to mills, a significant part of our role is working in partnership with others to encourage communities, local authorities, planners and the widest range of investors to see mills as important and worth investing in – and our funding can show great examples of how this has worked in practice, and facilitated community engagement and support in their heritage stories. Our examples will often be smaller scale and incremental like Leigh Spinners and Islington Mill, where we are helping to support sustainable businesses and community uses within these buildings. In a number of cases, our funding can be used for the regeneration of part of a mill or one building within a mill complex. It may also be that we won't necessarily fund the capital works that form part of the regeneration of a mill, but will fund projects that can help engage local communities with the history of the buildings, or form new partnerships to attract other funders or investors.

ARE THERE ANY REAL-LIFE EXAMPLES OF MILLS WHICH THE FUND HAS HELPED TRANSFORM?

Over the years, The National Lottery Heritage Fund has invested over £120m into 390 projects relating to mills. In the North of England specifically, there has been an investment of £34m across 127 projects.

Our investment has seen the redevelopment of Gibson Mill situated at the heart of Hardcastle Craggs in West Yorkshire. The mill, which is run by the National Trust, has been renovated and is now completely self-sustainable. It is a completely 'Off the Grid' building (not connected to the National Grid), and within its four walls there is a cafe facility and visitor centre telling the story of the history of the mill and surrounding area. It has operated for over 10 years without a connection to the outside world for energy, water and waste, and it is the National Trust's only property which is 100% renewable.

Funding also went into saving Howsham Mill that had sat derelict since 1947. In a community-led project run by the Renewable Heritage Trust, the mill's waterwheel was

reinstated together with an Archimedean screw turbine to harness the power of the river once more - this time not grinding corn, but producing electricity. The project also saw the redevelopment of the mill inside and out, with the interior developed into a permanent state-of-the-art classroom and meeting space.

HOW MUCH ARE YOU LOOKING TO INVEST/FUND INTO THE HERITAGE SECTOR OVER THE COMING YEARS?

Over the next five years The National Lottery Heritage Fund, expects to invest around £1.2 billion in the UK's heritage. Through this investment we will also increase our focus on wellbeing, capacity-building and innovation amongst others, explore the use of social investment and commit to increased devolution in our decision-making.

WHAT ARE THE MAIN CHALLENGES WHILST LOOKING TO REGENERATE MILLS?

The sheer abundance of mills across the UK and in particular in the North of England, means that we would not be able to fund all of the mills in need of regeneration. Mills do not necessarily need public funding to be restored and given the scale of mills in the UK, a few chosen sites will be the ones to benefit from this. Our funding is useful where there is particularly significant heritage, where the past continues to inspire people today and also where there may be a conservation deficit.

The regeneration of a mill complex, or even an individual mill, can amount to incredibly large costs, and this can also be the case when taking a conservation deficit approach. In instances like this, a phased approach can be taken, and our involvement, as well as those of others and our partners, can help to stimulate interest in private sector regeneration of these historical buildings.

AND WHAT ARE THE OPPORTUNITIES / BENEFITS OF REGENERATING MILLS?

The National Lottery Heritage Fund remains committed to both industrial heritage and heritage at risk, so there are opportunities for mills in need of regeneration. A growing focus for The Fund is resilience and sustainability, so we want to see proposals for projects that clearly demonstrate that they are self-sustaining and robust in the face of changing circumstances.

The scope of the Fund's work also goes beyond elements of the built historic environment and includes assets such as collections, landscapes, infrastructure, and intangible memories and culture. This gives projects a huge opportunity to showcase some of the wider stories around the heritage of a mill, and bringing new audiences in through programmes outside of capital works.

Businesses and enterprise also have a key role to play. As previously mentioned, our Heritage Enterprise programme is a key tool for partnerships between public and private bodies that want to deliver innovative solutions for the development of assets that would otherwise be overlooked as undeliverable.

We know from previous investment that projects related to mills can deliver regeneration, growth and pride in the local community, and we expect the projects we fund to harness that opportunity.

WHAT PROJECTS/MILLS ARE YOU WORKING ON CURRENTLY?

At present, we have funded a number of projects relating to mills which are in progress.

One of the most recent awards is that of Islington Mill in Salford, Greater Manchester, who have been given £746,000 for its regeneration. The Grade II listed building that started life as cotton mill in 1823, is now home to 50 studios, which can house galleries, rehearsal spaces, and over 150 businesses and artists are currently residents.

Already a well-established arts venue and community asset for Salford and further afield, this grant will ensure the mill's future which is threatened due to the deteriorating fabric of the building.

The project, 'Threading the Heritage of Islington Mill: The Living Story' will allow Islington Mill to be salvaged from further deterioration and safeguard its future for its 200th anniversary in 2023. Derelict areas will be rejuvenated and ensure that more space will be available for artists and businesses, enhancing the mill's financial viability and continuing to nurture the artistic and entrepreneurial community in the area.

While capital works are key to ensuring Islington Mill's future, activities will seek to gain a deeper understanding of the site's heritage and showcase it to new audiences. The community will be engaged in the story of the evolution of the site as an inclusive venue for social change and entrepreneurialism, with a vision of being a Living Story, with 3 key themes:

- Witness to Change- the 200 year story of industrial and social heritage associated with the site.
- Room, Power, People- the story of the people and products associated with the site
- Clothing and Culture- the relationship between clothing and identity explored through the site's history.

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Halifax
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GET INVOLVED:

Are you interested in getting your brand involved at the forefront of the discussion on preservation and regeneration?

Get involved early and secure your spot as a partner to position your brand as a thought leader and support to hundreds of the nation's top players

For further information on partnership opportunities available contact:
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