

The Architectural Heritage Fund

Heritage Revival Fund

Evaluation Consultant

Tender brief

1 Introduction

In Spring 2025, the Department for Culture, Media & Sport (DCMS) announced the Heritage Revival Fund (HRF), committing £5.16 million to support community-led reuse and conservation of historic buildings across England. Delivered by the Architectural Heritage Fund (AHF) in partnership with DCMS and Historic England, HRF builds on the success and learning of the Transforming Places through Heritage (TPtH) programme — but places a stronger focus on supporting community ownership, inclusive local regeneration, and the reuse of historic buildings located in high streets and town centres.

The AHF is commissioning an evaluation consultant to design and deliver a Monitoring and Evaluation Plan that reflects the HRF's objectives and builds on its broader [evaluation strategy](#). The consultant will be responsible for conducting the evaluation, including assessing socio-economic benefits and producing a final report. The evaluation should primarily draw upon the TPtH evaluation methodology (Appendix X), particularly with regard to economic modelling such as value for money, benefit-cost ratio, and net present value.

The HRF programme began on 1 April 2025, with the first grants awarded that same month. Most large capital grants will be considered together in December 2025, with all capital grants expected to be fully awarded by 31 March 2026. All development and viability grant funds will be fully dispersed by June 2027.

A total budget of £15,000 (inclusive of VAT and expenses) has been allocated for this commission.

2 About *Heritage Revival Fund*

The Heritage Revival Fund (HRF) will support approximately 56 communities across England to take ownership of, conserve, and reuse historic buildings. The initiative primarily focuses on town centres but also allows for exceptional projects in rural or city-centre locations where they clearly align with the programme's wider goals. In doing so, HRF aims to strengthen the national pipeline of community-led heritage regeneration, particularly in areas facing social and economic disadvantage.

Three grant types are available:

- **Capital Works Grants** (up to £350,000): At least 8 exemplary projects will receive capital funding towards acquisition, repair, and adaptation works.
- **Project Development Grants** (up to £100,000): Approximately 28 projects will

receive support to advance their business plans, architectural designs, permissions, and fundraising.

- **Project Viability Grants** (up to £15,000): Around 20 early-stage projects will be supported to test feasibility and assess potential for community ownership and reuse.

The programme's success will be measured against five objectives:

- CSF1 – To maximise regeneration benefits of community ownership and control of heritage assets, assisting in making communities fit for the future.
- CSF2 – To protect, enhance and safeguard historic buildings across England, offering viable new uses for disused and underutilised properties.
- CSF3 – To build capacity within local community groups, social enterprise, and charities.
- CSF4 – Piloting innovative, alternative uses, ownership structures and investment models to facilitate long term regeneration.
- CSF5 – To maximise the positive social impacts around restoring historic buildings.

By the end of the programme, HRF aims to have supported the conservation and reuse of a diverse range of historic buildings across England. It also seeks to foster innovative approaches to community ownership and use, while expanding the number, diversity, and capacity of organisations involved in the sector.

In line with these aims, the AHF prioritises projects located in areas of high deprivation, with a target for at least 50% of grants to be awarded to projects in the top 30% most deprived areas according to the Index of Multiple Deprivation (IMD). The programme also gives priority to listed buildings and heritage assets located within designated conservation areas.

3 The Brief

The appointed evaluation consultant will collaborate with the HRF Programme Manager to develop and implement a Monitoring and Evaluation (M&E) Plan that:

1. Establishes clear indicators to assess the HRF's delivery against its objectives, including community ownership, heritage conservation, capacity building, innovative reuse, and socio-economic impact.
2. Reviews existing AHF data collection methods, which include baseline and end-of-grant data and identifies areas where additional data collection is needed to comprehensively assess the programme's impact.
3. Conducts an evaluation of the programme's socio-economic benefits, including analysis of the benefit-cost ratio (BCR) where feasible, to demonstrate value for money and the wider social and economic impacts of community-led heritage regeneration.
4. Delivers a Final Evaluation Report and comprehensive analysis of the programmes' achievements, challenges and overall impact.

5. Ensures the M&E Plan aligns with evaluation strategies from similar initiatives, such as Historic England's Heritage Action Zones and the Future High Streets Fund.

4 Tender submissions

Tender submissions must include the following:

- Outline of how you propose to deliver the brief, including methods, key milestones, and any anticipated challenges.
- Overview of your organisation or practice, including relevant skills and experience.
- Examples of comparable work, with at least two client references or testimonials.
- A fee proposal including day rates, total cost (including VAT and expenses), and confirmation of insurance cover.

Selection criteria will include:

- Understanding of the brief and its objectives
- Quality and practicality of the proposed approach
- Relevant experience of the consultant/team
- Availability to deliver within the timeline

5 Timetable

Procurement timetable:

Date	Item
Friday 19 th September 2025	Brief for Services issued
Thursday 3 rd October 2025	Deadline for questions
Friday 10 th October 2025	Deadline for tenders
Tuesday 27 th October 2025	Interviews
Thursday 30 th October 2025	Contract awarded

Key deliverables:

Date	Item
Tuesday 4 th November 2025	Inception Meeting
Friday 9 th January 2026	Monitoring & Evaluation Plan
Wed 30 th October 2027	Final Report & Case Studies

Payment Schedule:

Tenderers are asked to include a proposed payment schedule in their submission, setting out staged payments linked to project milestones.

6 Contact details

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7 Appendices

Appendix 1

The table below has been adapted from the Transforming Places through Heritage (TPtH) evaluation.

CSF	Activity/outputs	Outcomes	Measures
To maximise regeneration benefits of local areas and high streets, assisting in making high streets and town centres fit for the future			
	Grants to support feasibility studies, development costs and capital works: number of grants and grant spend The Grants Team with additional support from Consultants support and advice to charities and social enterprises	Town centres and high streets thrive through the reuse of historic buildings and increased activity of charities and social enterprises	Number of projects funded underserved areas Number of listed buildings supported FTE created Land value uplift
To protect, enhance and safeguard historic buildings across England, offering viable new uses for disused and underutilised high street properties			
	Grants to support feasibility studies, development costs and capital works: number of grants and grant spend The Grants Team support and advice to charities and social enterprises The Grants Team link social enterprises and charities to individual disused, underutilised or at risk buildings to AHF loan investment	Historic assets and building are safeguarded and sustained	Housing units / homes above the shop Floorspace created/safeguarded Cultural/community assets created/safeguarded Total number of new uses created/safeguarded Organisations beginning/ completing capital works
To build capacity within local community groups, social enterprises and charities			

CSF	Activity/outputs	Outcomes	Measures
	The Grants Team support and advice to organisations	Communities, charities and social enterprises take ownership of historic buildings and assets on high streets and in town centres	Charities and social enterprises supported to expand/grow Charities and social enterprises supported to create sustainable plans for historic buildings Number of charities and social enterprises reporting increased confidence Funded organisations reporting increase confidence and skills
Piloting innovative, alternative uses, ownership structures and investment models to facilitate long term regeneration			
	Feasibility and development grants given to explore and develop innovative new uses	Innovative new use, ownership and investment models provide long term and transferable solutions for town centre and high street regeneration	Number of case study capital projects created Number of case study capital projects transferred to other locations Charities and social enterprises take ownership of historic buildings Community ownership increases in strategic focus areas
To maximise the positive social impacts around restoring historic buildings			
	The Grants team broker links between historic buildings & charities and social enterprises Communication and evaluation activities	To maximise the positive social impacts the reuse of historic buildings in town centres and high streets has on pride, identity and local distinctiveness	No. of community services and activities provided from completed buildings Floorspace created/safeguarded for charities and social enterprises No. of charities and social enterprises using restored historic buildings for public benefit

Appendix 2

TpTH Evaluation Report (attached)

Appendix 3

[Heritage Revival Fund Guidance](#)

Appendix 3

[Heritage Revival Fund Capital Grants Guidance](#)

Appendix 4

[Evaluation Strategy](#)