How to become a Building Preservation Trust and facilitate the Asset Transfer process

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How Building Preservation Trusts Tackle Asset Transfers

- The BPT Agenda
- Buildings at Risk
- The BPT movement
- BPTs & Asset Transfers
- Setting up a BPT
- Delivering a BPT Project
- Support
1. BPTs and Localism

“The Big Society is not new; it’s all about doing what we have done for centuries and what already works best – getting local people making local decisions that affect their local neighbourhood.

And you are all a perfect example of that – you have decided not to let buildings that are precious to your localities get shut down or bulldozed, be that the Gasworks in Carrickfergus in Co Antrim or the Water Mill in Pakenham in Suffolk, you, as individuals and as organisations, decided to get involved and do something about it.”
The BPT Agenda

• Aligned with addressing Buildings at Risk
• Asset Transfer is therefore only a small part of the BPT agenda
• .....Disposal of Assets, Quirk, Localism Bill, NHPP.....
• Restrictions on ownership
• BPTs NOT the solution for many asset transfers
• Some large Trusts (eg NECT) deal extensively with LPAs but have not undertaken any asset transfers
• SBTs more common than MPBTs
Kings Lynn BPT – A Revolving Fund Trust
Single Building Preservation Trust
GhOST
2. What is a Building at Risk?

- No clear definition
- Grade 1 & Grade II*
- Grade II Buildings
- Unlisted Buildings in CAs
- Unprotected Buildings
Why is it a Building at Risk?

EITHER

- Failure in the Market

OR

- Ownership

OR

?
How Many Buildings at Risk Are There?

- EH BAR (Grade 1 & II*) 969
- East Midlands 1758
- Scotland ‘A’ List Buildings 3667
- Caithness (2008) 1350
- Wales (2006) 2025
- Northern Ireland (BHARNI) 500
3. Building Preservation Trusts

- Oldest Trusts (UK) date from 1930’s but many formed by Local Authorities 1960s onwards
- c. 1,000 Buildings rescued /£1 billion raised

Buildings:
- range from small follies to large industrial mills
- must be of architectural, historical or structural interest,
- are suffering from neglect or redundancy *usually* to the point that open market solutions cannot be found.
- can be returned to practical use once restored.
The Triangle

Building

LPA

BPTs?

Blackburn House, West Lothian
Not quite a BPT - Yet?
The Bury, Hemel Hempstead
Scotland
Maryhill Burgh Halls
North-East

St Clements York
South-West
Dunster Tithe Barn/Rames
Northern Ireland
Portrush Town Hall/Belmont School
East Anglia
Great Yarmouth: Aspire
North-West
Lytham Hall
Midlands
Wales
Montgomery Town Hall
Setting up a BPT: BPTs as Charities

Building Preservation Trusts (BPTs) are charities whose objects are or include the preservation of historic buildings for the benefit of the public.

As charities, BPTs are able to raise funds from a range of grants, loans (eg Architectural Heritage Fund) Friends’ schemes etc.
Setting up a BPT: BPTs as Companies

• Virtually all BPTs are established as companies limited by guarantee. This enables them to:
  • buy and sell property
  • enter into contracts and
  • protect the financial liability of their members.
Setting up a BPT: Personnel and Infrastructure

- Trustees – mix of skills – 4 persons: messiah, someone to hold him/her back, ‘connections’ + one from any of these
- Project Team – 3 persons: developer, CO, funding/admin
- Infrastructure: Committee Structure, Insurance, Auditing, Health & Safety – Guidance
The Architectural Heritage Fund

- Established 1976
- c.100 projects a year
- Loans (c£110 m) and grants (c.£6m)
  - options appraisals
  - project development grants
  - Challenge Fund
The Transfer Process

**LPA**
- Acquisition and Disposal Strategy
- Initial option appraisal (LPA)
- Sustainable Community Plan
- LDF
- Council Plan – vision document
- Empowerment and Engagement Framework
- Corporate Asset Management Plan
- Voluntary Compact
- Capital Strategy

**Transfer**
- Expectations document
- Skills audit
- Community needs survey
- Conservation Management Plan
- Tender documents
- Building survey
- Valuation documents
- SLA – benefits, opportunity costs
- Tenure documents
- Funding bid proposals
- Share offers
- Options Appraisal
- Organisational development plan
- Marketing plan
- Management plan
- Business case – 5 year projections
- Health and safety plan
- Statement from LPA/Dept support
- Capacity building plan
- Monitoring plan
- Funding drawdowns & reports
- Exit strategy

**BPT**
- Track Record
- Mem & Arts/Constitution
- Vision/Strategy
- Company Accounts
- Trustee Policy/role descriptors
- Business Plan
- Management accounts
- Risk Assessments
- Health & safety policies
- Equality Policies

The UK Association of Building Preservation Trusts
Challenges!

- LA refuses to play ball/restructuring
- Volatility of markets
- Liability not asset?
- Capacity to undertake projects
- LA/BPT expectations
- BPT to retain or pass asset to another user?
- Long term sustainability of project
- Evaluation

It will:
- Take longer than expected
- Cost more than anticipated
- Involve risks you had not anticipated

“I think you should be more explicit here in step two.”
Delivering more than a Building Project

Creative conservation developers working with:
• Local community/development trust
• Local authority
• Local, regional and national organisations
• Private developers

Conduit for delivering a range of benefits
• Environmental: sustainable solutions
• Economic: regeneration, tourism, housing, skills
• Social: community facilities and engagement

Immeasurable contribution
• Saving an irreplaceable heritage asset
• Community engagement & empowerment
• Providing a sustainable ‘place’ and facility
Working with Partners

West Wemyss THI
Working with Partners

West Wemyss THI
Support

• UKAPT
• AHF – Regional Support Officers/funding
• PRT – Sustainability Checklist
• Pillars of the Community
• NHPP 4A1 – ‘Threats to Local Authority Assets’
  p.61: Greenbalance Report by Richard Bate
The UK Association of Preservation Trusts

- Website – www.ukapt.org.uk
  - 40 project stages
  - sharing expertise/advice
  - project profiles
  - membership services
- Conference – Gt Yarmouth 18/19 Oct
- Networks - regional meetings – SE tour on 18th Sep
- Promotion -
- Lobbying – VAT
- Research: SW Study

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