

HERITAGE INVESTMENT STRATEGY

2015-20

FOREWORD

Welcome to the Pennine Lancashire Heritage Investment Strategy and our heritage compact agreed by Pennine Lancashire Leaders and Chief Executives (PLACE).

Pennine Lancashire has been underinvested over the last century by both the public and private sector following our fortunes and decline of the industrial revolution. This legacy has left behind a number of liabilities and challenges within the heritage built environment. However, we now recognise that these assets present many opportunities, which could help bolster our economy, society and environment.

This strategy demonstrates our commitment to heritage and its potential to contribute to maximise local growth. We want to use our unique historic assets to help regenerate Pennine Lancashire for now and future generations. Our 24 heritage priority projects have the potential to create over 1,200 direct jobs and add a further £39m GVA to the Lancashire economy. The wider historic environment presents much more economic benefits. Communities will also benefit from strengthened local identity and pride, greater local participation and greater inclusion and cohesion resulting in better mental and physical health, higher attainment, less anti-social behaviour and a positive outlook for the future.

The investment strategy will focus on greater partnerships and leveraging additional funds from both the public agencies and more importantly the private sector. We will work with investors and partners to think about unconventional methods to unlock funds to regenerate heritage assets, together addressing common barriers which deliver greater longer term returns.

Moving forward, we will continue to champion local heritage and remain responsive to new opportunities within the heritage sector to contribute to our local economy.

Signed
Heritage Investment Champions for Pennine Lancashire



EXECUTIVE SUMMARY

- There are key challenges impacting upon the historic environment both in Pennine Lancashire and nationally. This includes long term underinvestment, government austerity, the age of digital developments, drive for efficiency, changing patterns of consumerism, sectoral shift in employment, population demands and changes, legislations, designs and skills deficit. These longer term trends and shifts in economy, society and environment is affecting how we look after our historic environment.
- In the past, local authorities used two approaches when assisting heritage buildings: The 'Dynamic Approach' by adapting and developing policies and measures and the 'Support Approach' by making the investments economically justified for the private sector by helping out with subsidies and financial incentives. Because of changes within the macro-economic climate, the latter approach has become more difficult to maintain. Innovation practices as well as private sector investment and expertise are required to continue successful regeneration. Future schemes will increasingly need to mix public funds with private sector finance to ensure schemes can attract investment funds to regenerate successful projects. Further to this, the move towards localism with continued cuts to public sector funding will require setting clear priorities on managing the historic environment. There will be a need to work even closer with local groups and civic societies and also embrace the private sector for the investment opportunities it offers.
- The long term investment view should be sought when investing in heritage. Often, historic buildings are located in areas where economic conditions are not favourable resulting in frontloaded acquisition and construction costs. As these type of older buildings are not generally seen as mainstream property investment by financial institutions, innovative joint ventures should be sought and developed to ensure these buildings have a sustainable future. Once delivered, these regenerated historic buildings far outstrip market appeal better than new build construction.
- Raising awareness of heritage value and its associated premium features amongst some of the key challenges affecting the historic sector today. Our local heritage has been built up by local people, where credit is now due. There are many assets registered by Historic England as at risk but a greater number which are locally recognised. By promoting, educating and increasing participation amongst local residents on the value of heritage and its benefits to the economy, society and the local environment, those residents will become active custodians and champions of local heritage assets, where once they or their families may have lived, worked or used over time.



St. John's Church, Blackburn



Pendle Heritage Centre

- There is a growing skills gap in both the public and private sector within the historic environment which needs to be addressed. Public sector cuts and staffing reductions are having a significant impact upon the heritage sector's ability to retain the skills and knowledge and respond to changes in the historic environment. Within the private sector, the small construction business base within Pennine Lancashire is challenged by the demands for cheap modern efficient homes resulting in a loss of skilled trade developed within the heritage sector. Whilst the construction sector is small, the Lancashire historic built environment presents local businesses a niche to develop heritage skills and trades. By working within historic environment, local businesses can regrow local heritage skills within construction serving both local and national assets.
- It's important to recognise that heritage is not only for the indigenous population but also domestic and international migrants who have added layers to the historic fabric of the local area. More work needs to be done to work with local communities and those residing within the historic built environment to raise awareness of their own personal and family contributions to the local area. By engaging and increasing participation amongst the indigenous and different ethnic community groups, more people will take ownership as heritage custodians.
- Pennine Lancashire public bodies need to continue to lobby Government and its departments to recognise the Heritage potential to accelerate local growth. Currently there is a lack of investment opportunities tailored to the built heritage sector especially in areas where market conditions are poor. Tailored support and funding to address heritage and conservation deficit has the potential to bring back unused floorspace for commercial, housing or recreational uses.
- Heritage assets should not be promoted in isolation but packaged together for visitors to help boost tourism. Pennine Lancashire's extensive heritage assets can compliment both day and stay visitors through business, arts, culture and sport. For example, museums, mills ,football clubs and restaurants can work together to package day visits within one itinerary. Heritage led regeneration can be achieved through increased visitor numbers, creation of a new image, increased income, expansion of other economic activity, population growth, enhanced civic pride, job creation, and further investment in attractions and environmental improvements. Pennine Lancashire needs to create more hallmark heritage experiences by working across public private and third sector to develop greater opportunities to strengthen its visitor economy.
- Finally, heritage is important and Pennine Lancashire will strive to preserve, conserve or empathetically manage change over time. As custodians of our local area, we have a duty to conserve and enhance our heritage for future generations. Pennine Leaders and Chief Executives have agreed to the Heritage Compact to ensure our built heritage is not lost.





PENDLE
ENTERPRISE HAVEN

INTRODUCTION TO THE STRATEGY

The Heritage Investment Strategy is produced in collaboration between Pennine Lancashire local authorities, Regenerate Pennine Lancashire and Historic England. It is a compact signed between Pennine Lancashire Leaders and Chief executives with the aim to raise the importance of heritage and how it can be used to deliver regeneration and growth.

This document will:

- Showcase the distinctiveness of the area;
- Highlight the value of heritage;
- Identify future priorities;
- Align funding and investment opportunities.

In the past, local authorities used two approaches when dealing with heritage buildings: by adapting and developing policies and measures (the dynamic approach) and by making the investments economically justified for the private sector by providing with subsidies and financial incentives (the support approach). Because of changes recent economic uncertainties, the latter approach has become more difficult to maintain.

At present there are a number of heritage assets, some of which are at risk present significant opportunities for heritage led regeneration. There are industrial buildings, housing and infrastructure built during the industrial textile revolution which can offer social, economic and environmental benefits for local communities. Pennine Lancashire retains over 700 surviving mills, two thirds of all within Lancashire.

This investment strategy identifies not only the remaining grant funded opportunities but also one where greater risk is shared between public and private sector through investments – a ‘something for something’ approach. This strategy builds upon the previous work carried out by Pennine Lancashire Living Places partnership and complements existing strategies and investment plans to ensure it feeds into the areas overall ongoing regeneration objectives.



The Old Chapel, Darwen

Strategic Aim

To maximise heritage related funding and investment to enable continued regeneration of Pennine Lancashire

Objectives

- **Attract private sector investment to unlock heritage regeneration projects for sustainable long term uses;**
- **Increase civic pride within local heritage by encouraging participation from local communities and businesses;**
- **Improve profile and heritage tourism offer for people to visit and stay in Pennine Lancashire.**



PENNINE LANCASHIRE

Pennine Lancashire is proud of its built heritage. The areas breath-taking countryside, moorlands and stone built towns, from charming manor houses to opulent stately homes and industrial buildings and relics present a unique blend of old and new landscapes.

The area once at the forefront of the industrial revolution, to this day continues to support leading world class businesses and manufacturers using the same historic infrastructure. The local economy is worth an estimated £12bn contributing to over 9% of the North West economy with over 15,700 VAT registered businesses, most of which are Small to Medium Enterprises, often located within local mills and historic buildings. These businesses continue to employ generations of innovative and hardworking local people, adding history and memories to the fabric of these buildings which support the local communities.

During the industrial Revolution, Pennine Lancashire was one of the most important and wealthy places in the world. A population explosion from a few thousand people in 1800s to the current 530,000 residents and projected to increase a further 20,000 by 2021. Today, the wonderful collections and lavish architecture of its museums, mills and historic houses tell stories of the money made and spent in the region. Examples include the largest collection of Tiffany Glass in Europe to the last surviving steam powered mill in the world. The area has over 2,039 listed buildings 8% of the North West regional total. Some of the most significant listed buildings include Turton Tower, Towneley and Gawthorpe Hall.

Despite the glamour, the historic environment faces a number of challenges over the next generation There still remains a considerable number of disused and neglected historic buildings registered at risk, especially within conservation areas. Disruptive technologies, cuts to public funding, business rates, drive for efficiencies and out-of-town shopping developments are some of the key factors impacting on the heritage environment.

That said, heritage can play a key role in addressing the socio-economic imbalance which is evident within Pennine Lancashire’s strategic themes, such as economy, housing, skills, transport, inward investment and place shaping. Recent successes in Darwen, Whitefield and Weavers Triangle highlight how heritage can deliver significant regeneration within low demand areas. By unlocking 200 years of heritage, Pennine Lancashire authorities together with the Lancashire LEP could redefine the sense of place in an area which has been underinvested by both the public and private sector over the last century.

Finally, as custodians of our local area, we have a duty to conserve and enhance our heritage for future generations.

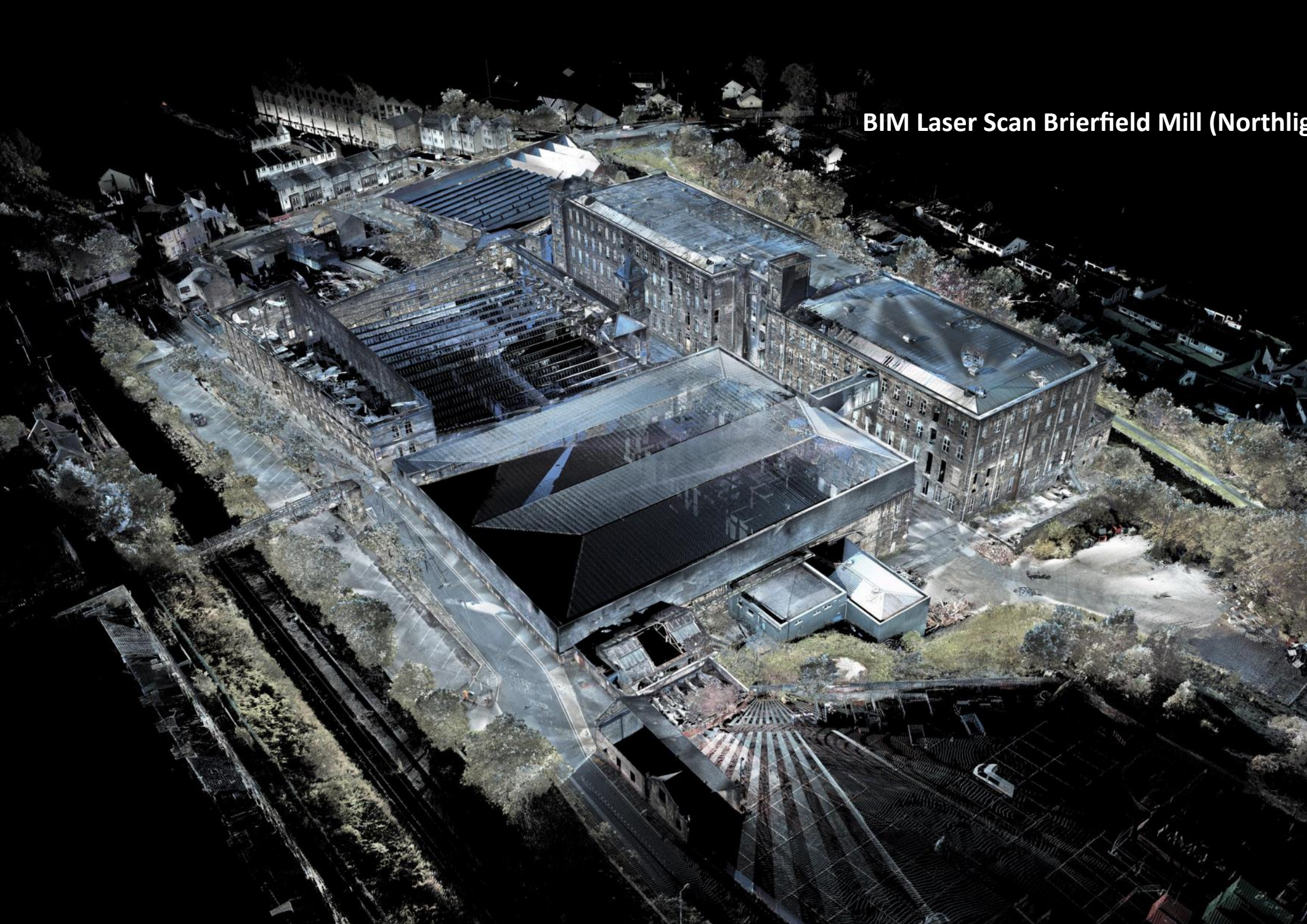


Blackburn cathedral

Site Type	Grade Type	Pennine Lancashire	North West	England
Listed Buildings	Grade I	28	486	9,300
	Grade II*	115	1,533	21,713
	Grade II	1,896	23,504	344,573
	Total	2,039	25,523	375,588
Scheduled Monuments	Total	70	1,314	19,759
Parks & Gardens	Grade I	0	4	139
	Grade II*	1	21	427
	Grade II	14	108	1,051
	Total	15	133	1,617

DR to provide latest data including conservation areas

BIM Laser Scan Brierfield Mill (Northlig



WHY INVEST IN HERITAGE?

The heritage sector has produced compelling evidence to show that the historic environment, whether as a powerful draw for visitors, or sensitively adapted for a variety of economic uses, is central to a healthy and growing economy. There are further measures which cannot be captured using crude economics that demonstrate how heritage contributes to people's happiness, health and wellbeing as well as creating a sense

ECONOMIC BENEFITS

Listed Buildings can Represent Good Property Investment - Analysis from the Investment Property Databank (IDP), the leading commercial property data source shows that investing in heritage has positive returns. Between 1980 and 2011, listed retail, office, and industrial properties have generated total returns equal to or higher than their non-listed counterparts for 3, 5, 10 and 30 year periods.

Attractive Places attract Global Talent - It is recognised that heritage is an important factor in attracting skills and businesses into an area. Distinctive architectures, cultural facilities, diverse housing stock and access to natural amenities are all important factors which skilled workers consider when choosing where to work and live. The supply of suitably qualified labour is a very important factor driving business location decisions and so the historic environment has an important indirect impact on business location.

Historic Properties are Good Places for Small Independent Businesses - The historic environment is considered to provide unique spaces that are particularly well-suited to small independent businesses. Property agents often state that one of the most useful functions of the historic environment is to offer accommodation that is attractive to independent businesses because it is smaller, more flexible and cost-effective. They can also be particularly sought after by creative industries.

Tourism is Expected to Grow in the Future - Heritage plays a key role in tourism and it was estimated in 2013 that the UK tourism economy would grow by 3.8% a year between 2013 and 2018, which is higher than sectors such as manufacturing, construction and retail. By 2025, the total contribution of tourism is forecast at £324 billion and 4.6 million jobs. Lancashire currently attracts **62 million visitors** which generates **£3.4 billion** revenue and supports **55,000 jobs**. Based on national trends this is only likely to increase.

Increased Local Spend after Investment in the Historic Environment - Approximately one in five visitors in a survey of 1000, in areas that had received investment in the historic environment, stated they spent more in an area after investment in the historic environment than they did before. One in four businesses stated that the historic environment investment had directly led to an increase in business turnover. On average, half of the jobs created by historic visitor attractions are not on the site, but in the wider economy.

Increasingly economics is playing a large role in heritage conservation and management. Both the collaboration and conflicts between the cultural and economic values will influence the future of our cultural heritage.



SOCIAL BENEFITS

Community Participation and Volunteering – The built heritage environment attracts people to perform civic duties and volunteering. Often, people connect with the built heritage with personal memories, new experiences or greater appreciation of local area.

Ageing population – The impact of an aging population on public services presents a considerable challenge. There are numerous researches which highlights the positive impact of engaging with heritage and culture can have on physical, mental and social wellbeing of older people.

Wellbeing - A Scottish health survey involving nearly 10,000 respondents found that those who had attended a cultural place or event in the previous 12 months were almost 60% more likely to report good health compared to those who had not.

Mental Health - The heritage sector tends to attract Volunteers, who had reported levels of mental health and well-being that are far higher than for the general population, or for the general volunteering population according to the HLF commissioned BOP consulting study.

Heritage develops Human Capital through skills development, social contact and wellbeing.

ENVIRONMENTAL BENEFITS

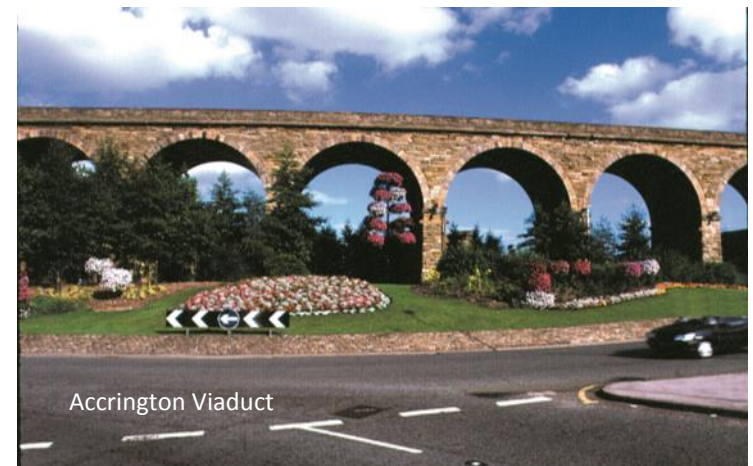
Sustainability and Carbon Reduction — There are number of benefits from bringing an empty building back into use such as reduction in crime, increased investment, improved visual appeal and increased footfall. Recycling existing building materials on site also reduces carbon footprint as a result of reduced production and transportation.

Housing Market and Place - The Nationwide Building Society and Hometrack compared prices of historic homes compared to modern counterparts. Analysis shows that a pre-1919 property had 20% uplift, and this rises to 34% in the case of a Jacobean property when compared with new build properties.

Strong Multiplier - Investing in the historic environment brings real economic benefits to local places. On average £1 of investment in the historic environment generates an additional £1.60 in the local economy over a ten year period and half of all jobs created by heritage tourism are in the wider economy that supports and supplies heritage attractions.

Businesses are attracted to Attractive Places - Research by Amion found that one in four businesses in a survey of over 100 agreed that the historic environment is an important factor in deciding where to locate supporting the case for inward investment.

Beauty—History and memory can play an important role in making a place feel beautiful. Research by IPSOS Mori found that there tends to be a preference for older buildings over newer ones – for a variety of reasons that go beyond purely visual taste. Whilst visual appreciation is mostly viewed as subjective, there are some areas of consensus. People tend to perceive modern buildings as bland and feel they have received less effort and care in their design and construction than older buildings.



Accrington Viaduct



**Lob Lane Mill,
(Quaker Heights)
Brierfield**

CHALLENGES AND PROSPECTS

The Pennine Lancashire built environment presents significant heritage assets, which have yet to be fully capitalised. Each place is unique and the built heritage which once serviced the textile revolution presents a niche which cannot be replicated in any other part of the world. Whilst there are many challenges that stand in the way of securing heritage investment, notably the perception, often in reality, that extra cost and risk associated by comparison with building new structures can be minimum.

The following sub sections highlight some of the challenges and opportunities which exist within Pennine Lancashire.

LOCATION

Pennine Lancashire is within easy reach from Manchester, Merseyside, Yorkshire and Cumbria. However, connectivity from these major city regions are often difficult which results in the lack of outside visitors into the area. Whilst Pennine Lancashire is well connected within, using the M65 and links to the strategic motorway networks, public transport in and out of the area needs to improve. Future rail enhancement including direct rail to both Manchester and Preston from Blackburn, Darwen and Burnley will improve connectivity but further connections and enhancement are needed to improve access to the west coast rail line into London, Edinburgh as well as Manchester Airport.

Pennine Lancashire presents huge potential to develop a place of choice to get active, relax, visit, and invest, live and to work. Improved public transport, place branding and positive marketing highlighting its niche will improve a greater number of domestic and international visitors to come and stay in the area.



DIVERSITY AND CULTURE

Pennine Lancashire has been a melting pot for people across the world who helped power the industrial revolution and sustained it until the late 1970s. In the first half of 17th century, an estimated 300,000 Irish migrants arrived into the port of Liverpool. Irish migration into Lancashire escalated significantly during the Great Famine and remained high in the post-famine period. The Irish were the largest international migrant contributors during the early years of Lancashire revolution. Many Irishmen worked within the Lancashire mills and the quarries around Burnley and Rossendale.

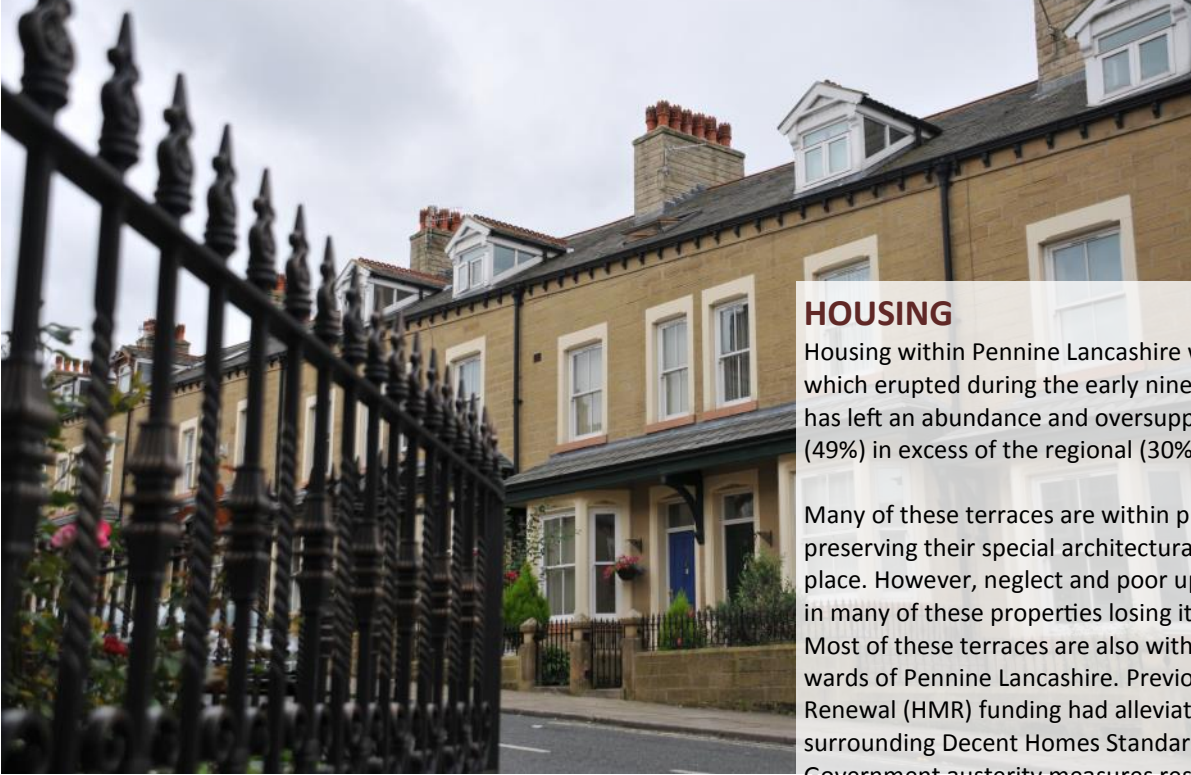
Further afield, the ties between Britain and the Indian subcontinent go back a long way too. From 1857 onwards many Indians served in the British army and were posted across the commonwealth nations as well as working as sailors on British Ships. Britain's labour shortages shaped the post-war migration patterns from the subcontinent into Lancashire. It was primarily men from middle-ranking peasant families in Punjab, Gujarat, Kashmir and Sylhet, who took up this opportunity. These migrants found work in the manufacturing, textile and the service sectors. After the Commonwealth Immigrants Act was passed in 1962 which restricted the free movement of workers from the Commonwealth, most workers from South Asia decided to settle in the UK and were eventually joined by their families.



Today, Pennine Lancashire has almost 90,000 people of BME heritage representing 17% of the total population, above the regional (10%) and national average (14%). The South Asian communities from the Indian subcontinent represent the key minority groups. When measured by proportion of total population, it's interesting to note that Blackburn with Darwen has ranked 11th out of 348 local authorities for its Indian population. Burnley (11th) and Rossendale (13th) has large proportion of its population from Bangladeshi heritage, whilst the Pakistani community also featured strongly in Pendle (3rd), Blackburn with Darwen (6th) and Hyndburn (13th).

For some people, particularly from ethnic minority groups, England's country houses and ancient monuments may initially mean little. Many will not recognise the active direct contribution they had made to the fabric of their local history. Its important to raise this awareness to those communities in how they are intertwined with the heritage and story of local places.

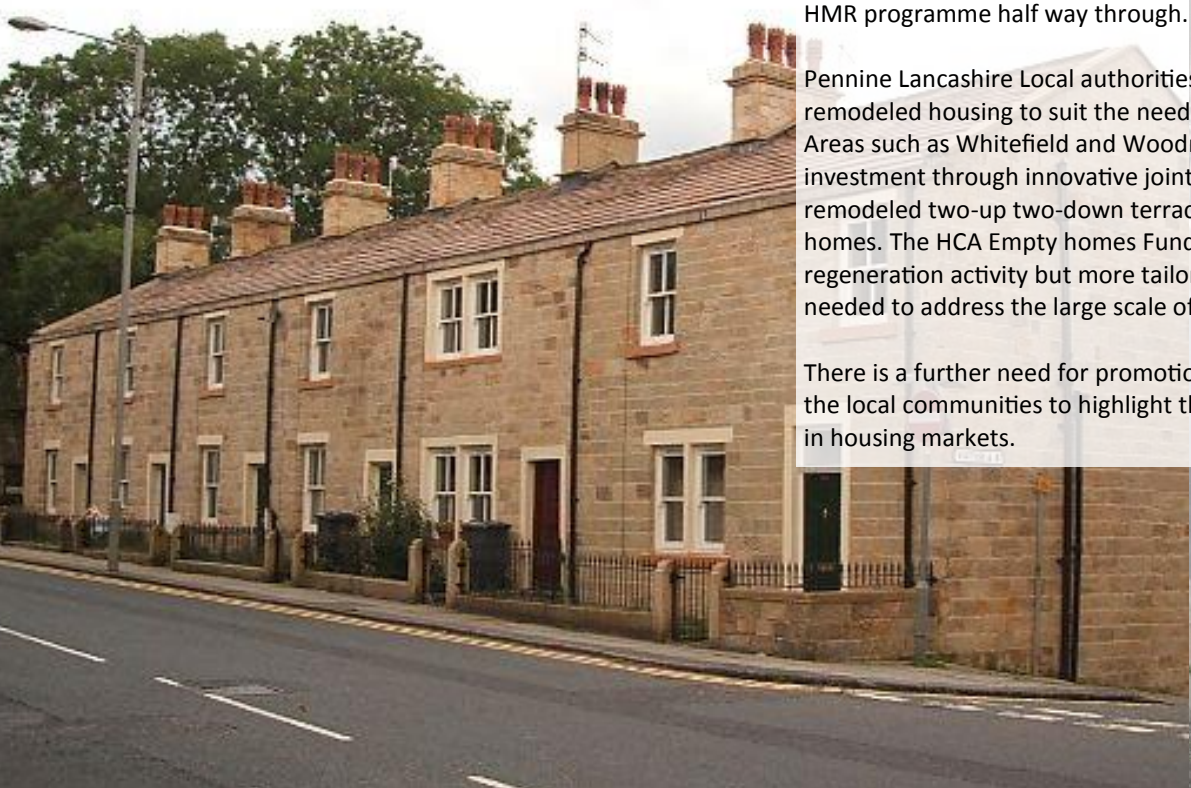
These ethnic clusters pose significant opportunities for Pennine Lancashire's heritage especially to the contribution made to the areas industrial past and links to the former British Empire. By raising the awareness of built heritage and the contribution made from the Indian subcontinent, the local population are more likely to appreciate their local historic surrounding and realise its socio-economic benefit. It's important to note the particular difference in language, culture and often religion when engaging with communities on local heritage contributions.



HOUSING

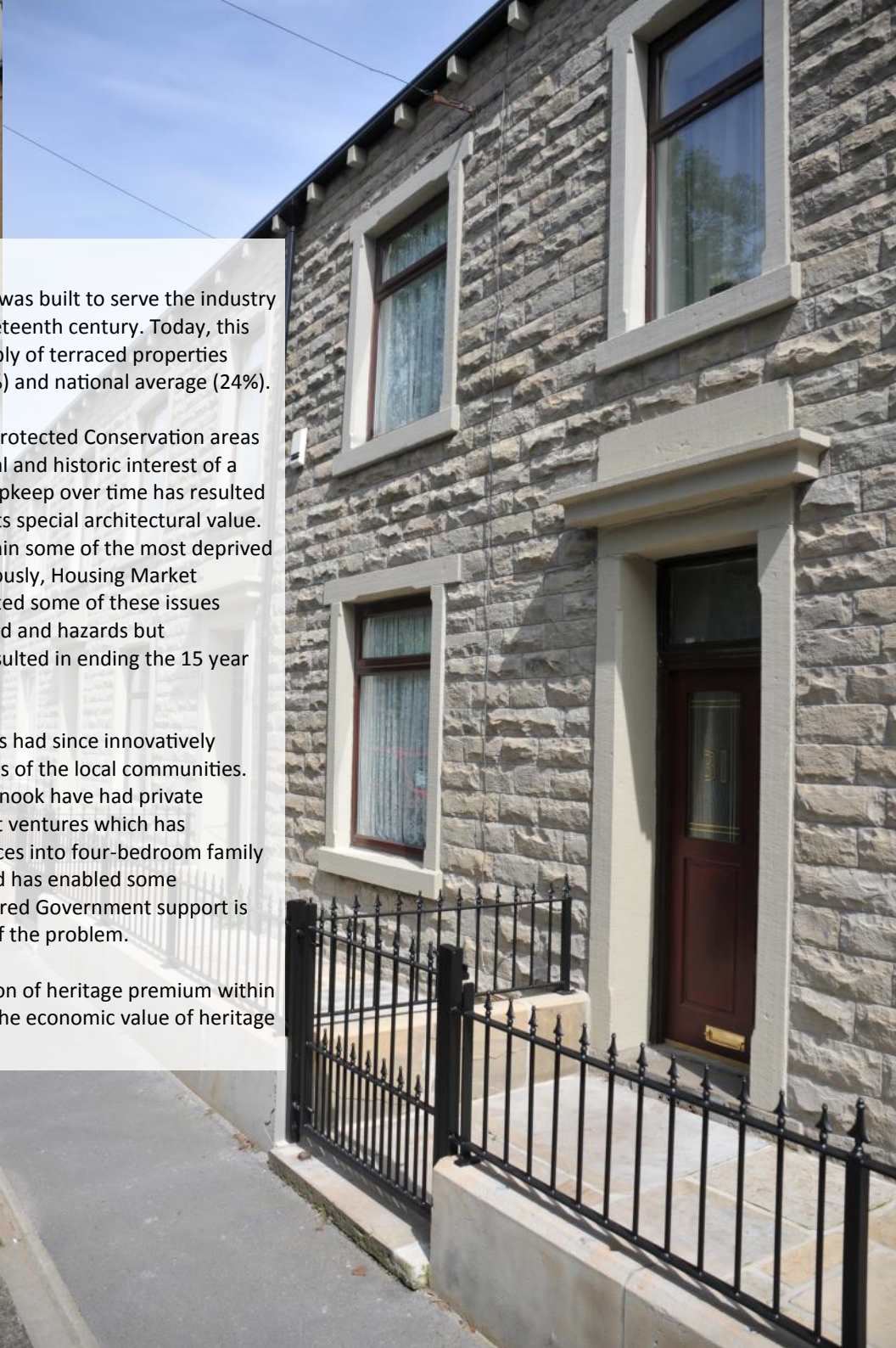
Housing within Pennine Lancashire was built to serve the industry which erupted during the early nineteenth century. Today, this has left an abundance and oversupply of terraced properties (49%) in excess of the regional (30%) and national average (24%).

Many of these terraces are within protected Conservation areas preserving their special architectural and historic interest of a place. However, neglect and poor upkeep over time has resulted in many of these properties losing its special architectural value. Most of these terraces are also within some of the most deprived wards of Pennine Lancashire. Previously, Housing Market Renewal (HMR) funding had alleviated some of these issues surrounding Decent Homes Standard and hazards but Government austerity measures resulted in ending the 15 year HMR programme half way through.



Pennine Lancashire Local authorities had since innovatively remodeled housing to suit the needs of the local communities. Areas such as Whitefield and Woodnook have had private investment through innovative joint ventures which has remodeled two-up two-down terraces into four-bedroom family homes. The HCA Empty homes Fund has enabled some regeneration activity but more tailored Government support is needed to address the large scale of the problem.

There is a further need for promotion of heritage premium within the local communities to highlight the economic value of heritage in housing markets.



TOWN CENTRES

Britain has lived up to its reputation as a 'nation of shopkeepers' with character and layout of many historic town centres intrinsically connected with the evolution of shops trading their successes. However, the process of change has often been slow and gradual, but, occasionally, shifts in the spatial form, function and location of retailing have been rapid and dynamic. This includes the growth of out-of-town shopping centres and on-line retailing, having enormous challenges on the high street such as falling rents, static business rates and falling town centre maintenance budgets.

Despite the bleak economic position there continues to be a strong commitment to the traditional high street where Heritage can often act as the significant catalyst for regeneration. Heritage Lottery Fund (HLF) research suggests that commercial businesses based in the historic buildings of cities are 'more productive and generate more wealth' than the average across the whole economy, a 'heritage premium' to be worth around £13,000 per business per year.

In order for town centres to survive, future High Streets need to find their niche exploring new ideas such as community hubs which encompass: more housing, education, arts and cultural activities, entertainment, business/office space, health and leisure and some shops. Pennine Lancashire authorities recognise this national challenge and have started to implement measures to help arrest further decline and manage change within the area. Blackburn Town centre has executed its 12 Point Plan which focusses on increasing the arts, culture and heritage offer within the town centre. Both Accrington and Bacup continue to invest in their town by developing its Townscape Heritage with HLF. Nelson has just completed its THI scheme and recently delivered the Portas Pilot focusing on reducing empty properties and attracting more young people who no longer use town centres.

CONSERVATION AREAS

There are fourteen conservation areas within Pennine Lancashire which are registered as Heritage at Risk according to Historic England National Register 2013 (page 16). By failing to address their decline, neighbourhoods are losing economic, social and environment value of distinct architectural features.

There is research to suggest that conservation areas add significant economic and social value. This includes a 23% house price premium on homes within designated conservation areas and additional value to those surrounding a designated area. However, often residents within conservation areas have little understanding of this fiscal value which they could benefit from if they understood local heritage and its preservation value.

More needs to be done to address the lack of awareness of the value of conservation area amongst residents and local people.



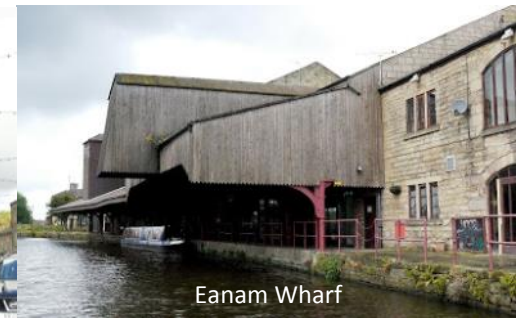
Nelson Town Centre



Blackburn Town Hall



Bank Street, Rawtenstall



Eanam Wharf

MILLS AND INDUSTRIAL BUILDINGS

The Lancashire Textile Mills Survey from Historic England showed that Pennine Lancashire contains 424 out of 540 (78%) Lancashire's Surviving textile mills —a huge concentration within an area of 628 Square Kilometres. Around 20% (700,000 sq.m) of these surviving mill floorspace lies vacant and 126 mills are either at risk or vulnerable. This poses significant risks for long term sustainability.

There are a number of challenges that affect historic assets of industrial origin such as:

- **LOCATION** -Located in areas where economic conditions are not favourable or unattractive;
- **PERCEPTION** -Generally not viewed as mainstream property investment by large financial institutions and property companies;
- **ADAPTATION**—Their physical form can, sometimes, make them difficult to adapt to new uses, and adaptation to new use could destroy the features that make them significant as heritage assets;
- **EFFICIENCY**—More recently, manufacturing businesses and commercial expansions are increasingly seeking modern efficient flexible premises.
- **E-BUSINESS**— Some sectors decreasing their need for accommodation space.

There are also major challenges in how to deal with these difficulties, notably, of course, the current poor market conditions seen in areas such as Pennine Lancashire and limited resources available within local authorities and public bodies both in terms

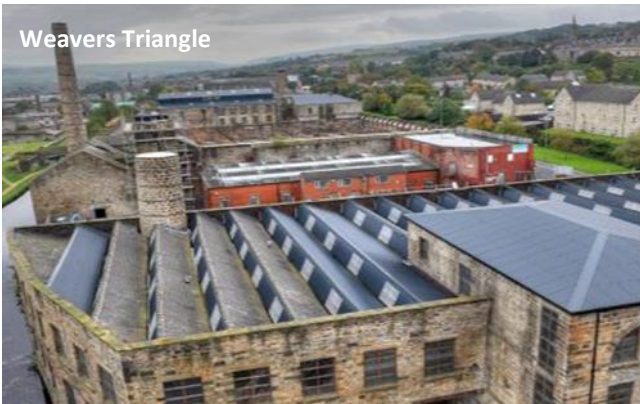
of cash



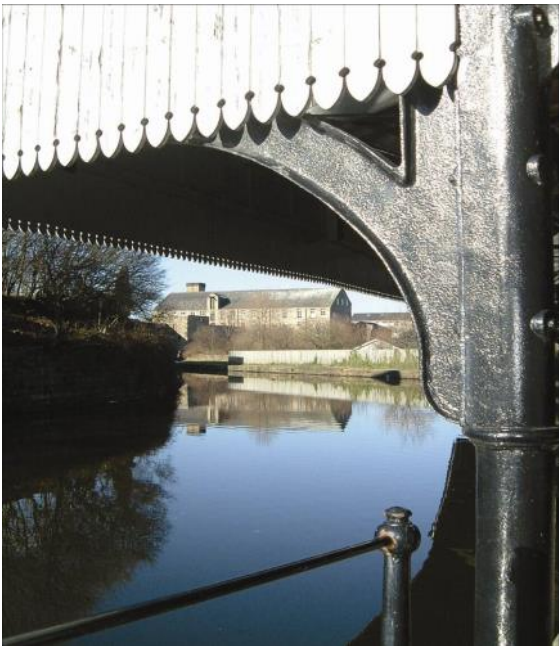
and staff. Further to that, many of our mills are not grade II* listed restricting access to certain funds. The deliverability of any initiatives has to be considered in that context.

However, historic buildings often shown strong market appeal. The financial performance of listed buildings is often better by comparison to other property over the short, medium and long term. Many former industrial buildings, like textile mills and warehouses, can be flexible and adaptable. They are notably well suited to a “minimalist” approach that adapts them for use by small businesses, especially those in start-up phase and outside the traditional manufacturing sector such as creative industries. The Weavers Triangle: ‘On the Banks’ Scheme has demonstrated a number of different uses across the mill sites. The Old Weaving Sheds now Slater’s Terrace presents excellent opportunities for new start-up or office type businesses. Victoria Mill has been tastefully converted to The University Technical College (UTC) and Sandygate Mill converted to The Prince’s Trust activity centre.

These restorations are a testament that these historic industrial buildings can be adapted for modern purposes. Such developments are often the creation of local leadership and entrepreneurs who have the vision of how the building could work that goes beyond pure financial calculations. Working together with Pennine Lancashire local authorities, Barnfield construction has demonstrated that public private partnerships can deliver in low demand historic areas.



WATERWAYS—LEEDS LIVERPOOL CANAL



The power of waterways to act as a catalyst and focus for regeneration to create lasting jobs and wealth has been demonstrated through Britain and internationally. Economic regeneration focused on waterways can be an engine for radical and sustainable change – enabling many of the other projects that produce social and environmental improvements. Whilst the validity of this argument is readily supported with reference to city centres and urban context, the position in Pennine Lancashire, where density of development and related values are limited, is rather more complex.

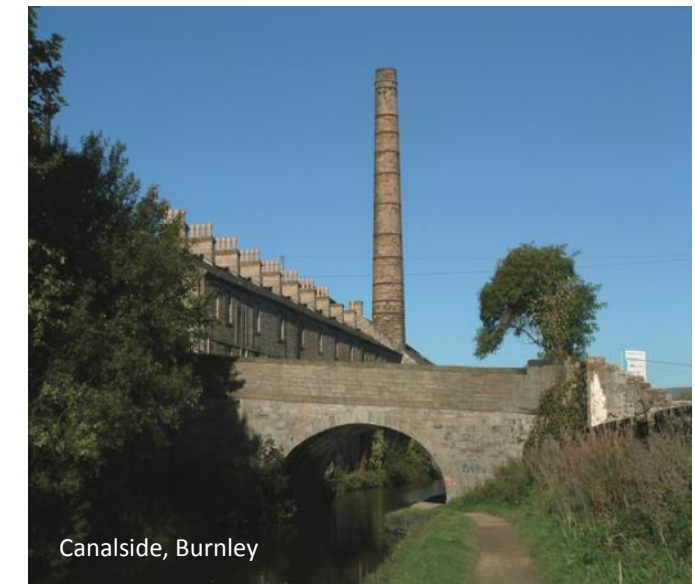
The Leeds Liverpool Canal will be celebrating 200th year of its completion in 2016. This presents a number of opportunities to celebrate this great engineering feat within Pennine Lancashire landscape and increase its usage as a catalyst for regeneration. A number of current developments include:

- The ‘Super Slow Way’, a £2m Arts Council funded project, which begins its delivery for local residents to engage and participate with the arts between 2015-18.
- Adopt a mile which has a number of private and public bodies sponsoring the maintenance and care of a mile of the canal. This includes companies such as Graham and Brown (wallpaper manufacturers) and New Ground (part of Together Housing Group) .
- The Blackburn Canal Festival which will be running its third event in 2015. The family fun event celebrates the history of the Leeds Liverpool Canal and the importance that Eanam Wharf played in the development of Blackburn.
- Burnley Canal Festival is now in its 4th Year and attracted 5000 visitors in 2014

There are key canal sites such as Eanam Wharf (Blackburn), Whitebirk (Rishton), Coke Oven (Church), Weaver’s Triangle (Burnley), Northlight Mill (Brierfield), Whitefield area (Nelson) and Yarnspinners Wharf (Nelson) which offer significant opportunities to attract visitors. With targeted investment on creating a destination featuring moorings, canal furniture, waterside restaurants, cafes and bars, the canal infrastructure across Pennine Lancashire can be thriving. Improvement of the Leeds Liverpool Canal and its environs has been designated Pennine Lancashire’s “Signature Priority Project” by Pennine Lancashire Leaders and Chief Executives .



Woodnook, Accrington



Canalside, Burnley



QUALITY DESIGN

It is important to consider all aspects of design when focusing on heritage regeneration. This should not only focus on the heritage assets but also the local streetscape, transport and connections, the furniture and spatial form of the area. Examples of poor design within a conservation area may include, UPVC windows, shortened or removed chimney stacks, satellite dishes, cladding or oversized dormers. Within the High Street, illuminated shop signage, street clutter, poorly maintained pavements, guard rails and too many oversized traffic signs can all add to poor aesthetics of street design, which can obscure architectural historic features.

The high-quality regeneration of Church Street in Blackburn has helped the area compete for businesses and investment, and has had a direct impact on the quality and layout of a new shopping centre. The project, led by Blackburn with Darwen Borough Council, is proving a catalyst for further improvements in the town. It involved creating a pedestrian area along Church Street and converting and expanding the historic Waterloo Pavilions. The refurbishment includes new surfaces, artworks and access arrangements. This has boosted the progress of related regeneration projects, including the £66m redevelopment of Lord Square at the Mall shopping centre. Work has also started for a mixed-use scheme including offices, residential development, and a new car park and hotel on the Cathedral Quarter. The use of high quality materials and details in the public realm has proved cost effective. Local businesses appear to be thriving and the scheme has created opportunities for independent traders in nearby Darwen Street.

Church Street, Blackburn

SKILLS

There is the perceived notion that the average construction company lack specialist skills in heritage conservation. Key skills within heritage include: slate roofing, stonework and dressing, lime mortaring and brickwork, cast iron work, traditional tiling, traditional doors or sash windows, carving, specialist woodwork and joinery, cobblestones, lead work on windows, painting and marbling and plaster moulding.

Modern methods impacting upon construction are driving the sector to quickly build cost efficient homes, impacting upon skills surrounding heritage standards being expensive and often replaced. A 2007 Salford University study carried out in Pennine Lancashire found that 57% of companies would subcontract specialist heritage work due to a lack of these skills. The same study also found that only 3% of Pennine Lancashire's 1,870 construction companies had a turnover greater than £100,000 per annum and employed more than one person. Finally, only 20% of the surveyed companies valued qualification very highly, which may suggest the sector needs to look at ways that qualifications could help its business grow. Its important that we continue to support and grow the local heritage skills to ensure we local businesses can meet local demands. Often, people don't realise what heritage skills and trades exist within the local area. An online register or database which captures all the local skills and trades could be a useful resource for heritage practitioners, construction businesses and general public.

Educating local people and businesses on the value of heritage is an important measure to help people understand the value of Pennine Lancashire's hidden assets. Raising this importance is key to ensure future generations continue to embrace and look after our local heritage, attracting young people and supporting businesses to consider heritage led construction careers. Pennine Lancashire's Employment and Skills Board will continue to work with local colleges and educational establishment to ensure local education providers recognise the role heritage plays within construction skill. Pennine authorities procurement processes will also explore how construction contracts could consider heritage skills and training development for apprentices and community



STATUTORY POWERS

The National Planning Policy Framework (NPPF) recommends that Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. However, it's important that local planning authorities recognise that the historic environment needs to manage change within a dynamic environment. There may be cases where the historic built environment may need to adapt to sympathetic changes over time to ensure it has a longer term future and ongoing sustainability. Developers and owners should be aware that listed buildings do not have to be difficult to work with. According to research by Historic England, most listed buildings consent is dealt with quickly and are approved. More than 80% of listed building consent applications are granted, applications were granted for 89% for alterations and 85% of demolitions in 2008/09. More than 70% of listed building consent applications are dealt with in less than eight weeks. In 2008/09 76% of applications for alterations and 69% of applications for demolitions were dealt with within 8 weeks.

However, there may be cases where statutory powers could also be used to unlock regeneration and redevelopment against owners who are not prepared to engage with the upkeep of heritage assets. Where there is an heritage asset at risk causing blot on the urban landscape, there are legislations to protect these historic buildings from further neglect and decline. These statutory powers include Urgent Works Notices, Repairs Notices and Section 215. Whilst Pennine Lancashire authorities are less familiar using such powers, there is a commitment from both Historic England and local authorities to support and resource such this type of activity if needed for problematic buildings.

Finally, public sector cuts and staffing reductions are also having a significant impact upon the local authorities heritage professionals ability to retain their skills and knowledge. According to latest statistics, the number of archaeological specialists and conservation specialists in local authorities across England has fallen 9.5 per cent and 2.4 per cent respectively in the past year. English Heritage has also had to reform to ensure it continues to provide public value and become more resilient on the back of funding cuts. The organisation has split into two: English Heritage, a charity responsible for the upkeep of the nation's heritage assets using income generation and Historic England, responsible for the statutory functions to protect and maintain the upkeep of heritage assets. Future heritage and conservation services within Pennine Lancashire authorities may need to look at alternative delivery models through greater networking or sharing services.

BLACKBURN WITH DARWEN

IMPERIAL MILL

Greenbank

Grade II Listed

Imperial Mill is a 4 storey red brick mill of early C20th date. Rectangular in plan with imposing tower features designed by P.S. Stott. Building is partially used for manufacturing with the upper floors mostly vacant. It is a gateway landmark building on the Leeds Liverpool canal and has potential to regenerate the Furtherthegate area with attractive mixed commercial uses.

This area needs to be working harder in terms of wealth generation, development of high quality / high value business space and job creation. It also needs to present a more defined, welcoming 'Gateway' into Blackburn. The market has not brought regeneration of this area forward independently and there is a need to consider planning interventions in the area to promote appropriate development. Key to stimulating the regeneration of this area is the Pennine Reach transport scheme which will improve highway links and accessibility from the east to Blackburn town centre. Tesco stalled development for a new format store has resulted in delays to consider the transport improvements for the wider Furtherthegate area.

Benefits/Opportunities

- Within Strategic Gateway of Blackburn Town Centre;
- Within established businesses and major employment site;
- Pennine Reach transport investment secured;
- Floorspace 21,447 sq.m within a 4 ha total site;
- Job potential—370 - 500;
- EU assisted area / BPRa eligible;

Constraints

- Access limitations, most of which will be addressed through Pennine Reach;
- Private Sector Owner;
- Conservation Deficit;



NORTHGATE CONSERVATION AREA

Northgate is the historic quarter of Blackburn Town centre with civic and cultural buildings at its heart. Northgate is a declining retail area, further accelerated following ongoing town centre investment including the Mall shopping centre and Cathedral Quarter development.

Despite high footfall from students, Northgate needs new investment to secure and restore the historic buildings, which would act as a catalyst to regenerate this area. The consequent uplift would contribute to reviving this part of the town centre and help regenerate the night time economy. The evening/night time economy presents significant opportunities.

Key buildings include **King Georges Hall, Cotton Exchange, Magistrates Court, Blakey Moor College building** and Blackburn College's **Victoria building**. The council has already invested £2m on the heritage of the **Library** façade by retaining and featuring its 1920s characteristics as well as repair and restoration of the façade of the old Town Hall.

Benefits/Opportunities

- Unique collection of Grade II listed buildings within town centre with variety of viable propositions.
- Potential to create over 100 jobs from mixed use developments
- Within Blackburn College and University Centre Campus
- Some local authority owned buildings
- Northgate Townscape Heritage bid, submitted end August 2014.

Constraints

- Conservation deficit on some key buildings
- Multiple ownership but key buildings under council ownership.

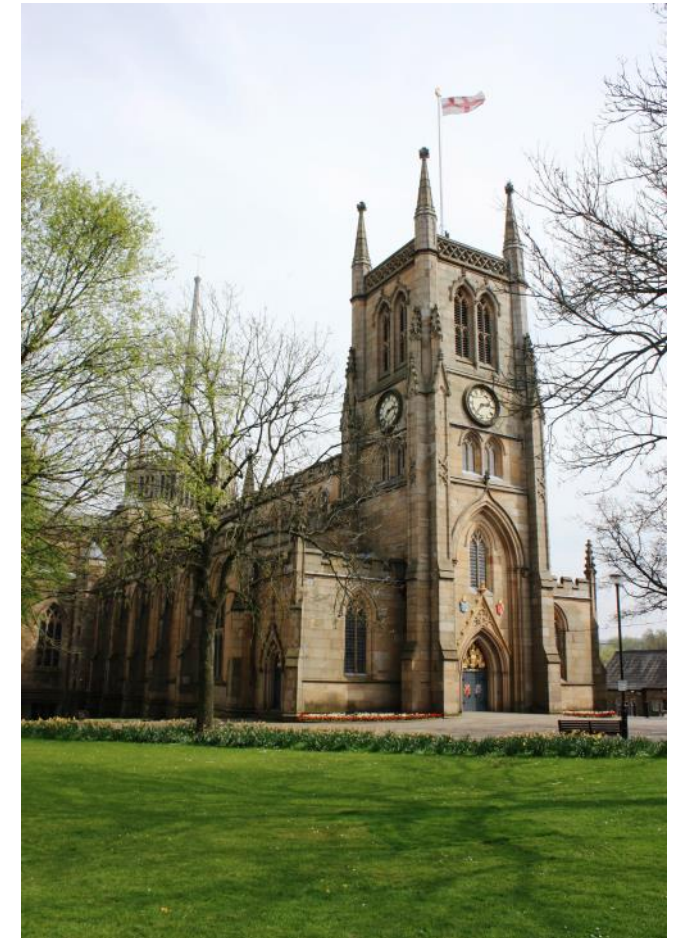
BLACKBURN CATHEDRAL

Cathedral Close, Blackburn BB1 5AA

Serving the whole county of Lancashire, Blackburn Cathedral acts not only as a place of worship, but as a venue for civic celebrations, musical concerts and increasingly, corporate events.

Its heritage value to Pennine Lancashire is vast, with both the history of the building's development over the centuries and the heritage stories of Blackburn's industrial past providing a wonderful tool for school education programmes, supporting curriculum learning in history, religious education and art.

As one of 42 Anglican Cathedrals in the UK, Blackburn has the opportunity to boost visitor numbers to the region by marketing itself as a key destination on the 'UK Cathedral Trail', undertaken by thousands of heritage enthusiasts each year.



Benefits/Opportunities:

- Attracts much-needed visitors into central Blackburn, supporting the local economy through associated retail spend.
- Potential to create an exhibition centre on the lower ground floor, enabling travelling exhibitions and Cathedral treasures to be displayed and enjoyed in a secure environment and increasing visitor numbers.
- The pivot in a Pennine Lancashire 'Heritage Trail'.
- Eligible for Heritage Lottery Fund grants under the Heritage Grants programme.

BLACKBURN WITH DARWEN



EANAM WHARF

Blackburn
Conservation Area

Eanam Wharf, a 1.8 ha commercial area situated on the periphery of Blackburn town centre was designated a conservation area in August 2013. The area comprises a cluster of C19th buildings of which some are listed. The main Warehouse building, part of the business development centre is 1,751 sq.m and in use as offices, conference facilities and one restaurant on the site. The buildings represent a good example of stone built canal architecture and ancillary structures forming one of the earliest industrial areas in Blackburn. The area also includes two **stable blocks** belonging to Thwaites that form historically significant groupings and have the potential to be developed as business start-up units.

Benefits/Opportunities

- Town Centre location with established business area;
- Canalside regeneration and tourism opportunities;
- Potential to create 50 jobs within EU assisted area;
- Potential for HLF Townscape Heritage funds to enhance, restore and repair heritage buildings.



CORPORATION PARK GLASS HOUSE

Preston New Road, Blackburn
Grade II* Park within **Conservation Area**

An imposing Victorian Glass house which is currently disused in the listed park and at risk. It has potential to be a destination to attract visitors to this local iconic feature with further possibilities to commercialise revenue opportunities. The Glasshouse could also be used to engage with the local community on growing food and highlighting local heritage.

Benefits/Opportunities

- Attract visitors to support the local visitor economy;
- Potential mixed communities use and engagement opportunities;

Constraints

- Deteriorating condition;
- Needs sustainable use.



GRIFFIN LODGE

Cavendish Place, Mill Hill, Blackburn
Grade II

An impressive c19th mansion and coach house which has recently suffered fire damage. It lies in a residential area and has scope for a community/ registrar use that can form a destination centre which can contribute to regenerating the wider area.

The Mansion house has 1,500 sq.m with outline planning permission. There is scope for the site to be developed into an important destination. Possibilities include hospitality and accommodation including events such as weddings or a house for Registrar services.

Benefits/Opportunities

- Suitable for destination based / visitor economy business;
- With EU assisted area / BPRAs option;
- Potential to create 40 jobs;

Constraints

- Site access needs opening.



DARWEN 3 DAY MARKET

Market Hall, Croft Street
Darwen Town Centre Conservation area

The 1881 constructed building lies within the Darwen Town Centre Conservation Area, and forms the focus to the main square in Darwen. The market hall interior incorporates an impressive array of ironwork springing from a central spine.

The Darwen market is an important contributor to Darwen's economy. The 3 day market was not covered as part of the Darwen THI, but now having a negative impact on the THI investment upon the newly refurbished Market Square. In its current condition the building contributes in a negative way to the Market Square. The development and renovation of the 3-day market building would contribute a better value for the town

Benefits / Opportunities

- It is the ceremonial heart of the town, a focal point with a focus for public events and an attractive place for people to meet;
- Keen local support for investment with a number of potential options available,

BURNLEY

FINSLEY WHARF

Finsley Wharf, one of the original Leeds and Liverpool Canal wharves, lies at the head of the Burnley Embankment which is considered to be one of the seven greatest engineering wonders of the British canal system. The wharf includes a collection of Grade II listed buildings including early 19th century forge and warehouse and canal engineers house which dates from 1796. (combined 900 sqm floorspace) set within a generously proportioned site (8,175 sqm) in an attractive waterfront setting.

Opened in 1801 Finsley Wharf quickly became the home of the main maintenance yard along the canal and a vital hub of industry and employment. Acquired by the Leeds & Liverpool Canal Company in the late 18th Century the site has remained in the ownership of the Canal Company and its successors, now the Canal and River Trust, since that date.

The site has a strategically important relationship with Burnley's wider area based regeneration strategy for the Weaver's Triangle.

The Canal and River Trust is seeking to convert the existing Grade II Listed Buildings into viable uses focused on the creation of a workshop for boat repairs in collaboration with the private sector. The proposals will also look to provide areas of public art / public realm, café, holiday let / overnight accommodation and an education / heritage centre set within high quality landscaping.

Benefits/Opportunities:

- Prominent location (at the head of the Burnley Embankment) and within the Weavers' Triangle
- Locally distinct architecture with direct relationship with the canal and attractive landscaped setting
- Wider canalside regeneration and tourism opportunities
- Supporting the growth of local business and the potential to create 16 jobs

Constraints:

- Buildings, although with temporary holding measures in place, are in an advanced state of decay
- Funding to bridge the conservation deficit
- Located in one of the most deprived wards in Pennine Lancashire



BURNLEY

PADIHAM TOWN CENTRE CONSERVATION AREA

The Council is seeking to pursue the regeneration of the central commercial/retail core of the Padiham Conservation Area (Heritage Asset at Risk) where a largely intact Victorian streetscape is at risk through under-investment in repair and maintenance, inappropriate and insensitive alterations, and long-term vacancies. It is considered that investment in building repairs and refurbishment, and to new and re-instated public realm, will strengthen the area's sustainability as a niche shopping destination that will complement, rather than try to compete with, both Burnley's main retail centre and Padiham's recently expanded mainstream retail offer and generate long term economic activity

Benefits/Opportunities

- Stage One Townscape Heritage Bid with expected decision January 2015
- Keen local support for investment in the historic fabric of the area
- Promoting local enterprise

Constraints

- Scale of repairs and conservation deficit
- Long-term and some high profile vacancies in poor and deteriorating condition
- Multiple private sector ownership
- Highways dominance (A671) of the principal commercial and civic spaces



BURNLEY TOWN CENTRE CONSERVATION AREA

Burnley Town Centre Conservation Area includes a wealth of notable Victorian architecture at the heart of the business, commercial and service community. The Council want people to spend more time in Burnley town centre, of which the Conservation Area forms part. That means not only having a good range of shops, but also events and activities, a strong evening economy, good employment offer and better quality maintenance of the townscape and public realm. Building on the town centre's many strengths, the Council have aspirations to transform the centre from a primarily retail centre to a diverse and contemporary mix of uses and functions.

Vacancy, loss of historical details, poorly designed shop fronts, and the condition and visual impact of prominent historic buildings all contribute to the town centre conservation area's heritage at risk status. Vacancies, compounded by a prolonged period of lack of maintenance, is a significant localised problem within the Lower St James Street/Cow Lane environment in the western part of the Conservation Area. Intervention is necessary to arrest decline and instil confidence for the future and to do this largely by way of building fabric, building utilisation and public realm improvements funded by a combination of public and private monies applied in a structured and focussed way.

Benefits/Opportunities

- Rich architectural heritage
- Established viable and sustainable shopping and leisure offer
- Sites exist for new development opportunities within the Conservation Area
- Public realm enhancement scheme

Constraints

- Long-term and some high profile vacancies in poor and deteriorating condition
- Multiple private sector ownership

HYNDBURN

HAWORTH ART GALLERY

Hollins Lane, Accrington

Grade II

Edwardian Tudor style house situated in 9 acres of parkland and is used as public museum and art gallery. The art Gallery in Accrington has the world's largest collection of Tiffany glass. It is in Hyndburn BC's ownership and a registered charity with Hyndburn BC acting as trustee. The art gallery sits in an estate which includes the Haworth Stable Block and Motor Home opening further opportunities for heritage and inward investment.

Benefits/Opportunities

- Art Gallery with flexible event space;
- Potential for Boutique Hotel or events;
- Job creation potential — 20 jobs

Constraints

- Investment required securing the long term sustainability of the heritage asset.



FORMER HYNDBURN BOROUGH COUNCIL OFFICES

20 Cannon Street, Accrington

Grade II

A former Manchester and Liverpool Bank, now a vacant semi-derelict Council owned key town centre grade II listed building located within the town centre conservation area. It has scope for commercial, social or residential use that can contribute to regenerating the wider conservation area.

Benefits/Opportunities

- Town Centre location
- Good connectivity
- Suitable for multiple use
- Town Centre Living

Constraints

- Funding and resources
- Conservation deficit

HARGREAVES WAREHOUSE

49-53 Blackburn Road, Church, Accrington

Grade II

Hargreaves Warehouse is a Grade II listed 4-storey building situated on the Leeds Liverpool Canal, within an area earmarked for regeneration, known as the Church Gateway. The vacant building currently in joint private ownership is at severe risk due to lack of investment.

Benefits/Opportunities

- Located within Hyndburn Gateway off the M65
- Opportunity for mixed development creating 40-80 jobs
- Off M65 junction 7

Constraints

- Control of Major Accident Hazards Regulations (COMAH)
- Conservation Deficit



ELMFIELD HALL - PHASE 2

Gatty Park, Hyndburn Road, Church, BB5 4AA

Grade 2 listed

Elmfield Hall was the family home of local industrialists, the Gatty family. The Hall was last extended in the 1850's when the front wing with its classical facade was added by F. A. Gatty.

In 1920 Elmfield Hall and its grounds were donated by the Gatty family to Church Urban District Council as a gift for the people of Church.

Since occupation by the Gatty family, Elmfield Hall was used as an army hospital in WW1, and for the storage of civil defence equipment in WW2. In 1948 part of the building was adapted for use as flats whilst the rest of the building was used by community groups.

By 2014 the building had become underused and costly for the Local Authority to maintain and a successful community asset transfer was made to Community Solutions NW, a social enterprise specialising in food banks, training and community engagement. The premises are now used to deliver the group's community work which has given the building a new lease of life and removed a significant liability for the council.

Elmfield Hall - Phase 2 aims to continue the process of integrating the parks and house whilst improving engagement with the local community.



Benefits/Opportunities

- Completes restoration of Elmfield Hall including outbuildings, former stables, courtyard and walled garden area for community use and engagement.
- Showcasing key Heritage features of the old stables, dye baths and courtyard areas
- Providing additional community facilities
- Maximises the use of the building for community engagement,
- Improves sustainability of the Community Asset Transfer whilst maximising benefits for local communities.

Constraints

- Current tenancies and occupiers.
- Conservation deficit



WARNER STREET ARCADE

Warner Street, Accrington

Grade II listed

In partial use, gradual repair by current owner. Many shop units are now empty. Previous plans had included plans for facelifts for the area's 19th and early 20th Century buildings and to reintroduce period features such as street lighting and furniture.

Benefits / Opportunities

- Boutique retail potential like Leeds arcades;
- Proximity to town centre and transport links;
- Visitor attraction;
- Job creation—40-60 retail jobs.

Constraints

- LBC application changes;
- Not included but within very close proximity to Accrington THI.

REMAINS OF ASPEN COLLIERY—COKING BEE HIVES AND CANAL BASIN

Scheduled Monument, in Church Conservation Area

The Coke Ovens were a regular feature during the industrial revolution used to produce coke, is derived from coal used as a fuel for the smelting of iron ore.

The Church Canalside Coking Ovens are on Historic England's Heritage at Risk register with no obvious reuse potential apart from being conserved.

Benefits / Opportunities

- Educational purpose and local interpretations;
- Attracting visitors as part of heritage trails;
- Ownership of Hyndburn BC;
- Canal side location
- Potential for Heritage Lottery Fund;

Constraints

- Costs of repairs/on-going maintenance;



FORMER FIRE STATION AND POLICE STATION/MAGISTRATES COURT

Manchester Road, Accrington, Hyndburn, BB5 2BH and BB5 2BU

Grade II

Both buildings are grade II listed and were designed by Sir Percy Thomas as a pair to complement each other and are very prominently located on Manchester Road, Accrington

The former fire station is privately owned and is a commercial opportunity with a range of uses with various planning consents in place for residential units, office units, car showroom, auction house, restaurant and associated alterations..

The Police Station and Magistrates Court are still occupied by the existing users but the Police plan to move out during 2015. Like the fire station this building has a number of potential uses, either commercial or residential.

Benefits/Opportunities

- Planning in place to accommodate a range of uses (former fire station)
- Support 20-40 jobs (combined)
- Prominent location

Constraints

- Need for resources
- Long term, high profile vacancy (former fire station)

PENDLE



BRIERFIELD MILL (NORTHLIGHT) & CONSERVATION AREA

Grade II listed Building at Risk and Brierfield Mills Conservation Area

Brierfield Mill is a flagship regeneration / development project on a 7 acre site and 380,000 sq.ft floorspace within a wider 15 acre conservation area. The Grade II listed mill is vacant and is on Historic England's 'at risk' register. An ambitious £30m renovation and adaption scheme to create a multi-use destination for leisure, residential and business on the Brierfield Mill site is proposed, but requires public funds to address the public realm, the mill and conservation deficit. Brierfield Mill and adjoining mills (**Pendle Village Mill**), and **listed canal bridges** sit within a wider Conservation Area and contribute to the overall industrial landscape along the canal corridor.

High quality public realm and industrial heritage landscape improvements to the mills' setting and along this section of the canal corridor are required to improve this heritage asset and the conservation area, as well as interpretation/signage to support visitor tourism.

Brierfield Mill is a key Council economic growth and regeneration priority within the Borough.

Benefits / Opportunities

- Iconic prominent building within Pennine Lancashire
- Public /Private Partnership – PEARL
- Assisted area / BPRa potential
- Canalside regeneration
- Destination based / Visitor Economic opportunity
- Super Slow Way Hub
- Job creation 200-600
- Accessible to junction 12 off M65
- Open countryside
- Leeds & Liverpool canal

Constraints

- Planning listed building consent needed



BRIERFIELD TOWN CENTRE

The Brierfield Town Centre corridor features a collection of imposing historic and commercial buildings including two listed buildings - **Brierfield Town Hall** and **Brierfield Methodist Church** along this key route which contribute to the town centre townscape.

A number of façade, building repairs/ restoration improvements and townscape works to the public realm are needed to be carried out.

A number of options are being explored:

1. The area has the potential to be designated a Conservation Area & therefore could be the subject of a future THI funding bid or
2. Funding through Heritage Grant funds for repair of existing listed buildings or designated locally listed buildings could be explored.
3. Other funding sources to improve the streetscape and public realm.

Benefits / Opportunities

- EU assisted area – BPRa option
- Improve the gateway into Pendle and Brierfield Mill
- Improve the local economy through jobs creation

Constraints

- Need to attract private inward investment and new uses
- Funds to enhance and restore heritage assets , public realm and townscape



LOMESHAYE HAMLET CONSERVATION AREA INC. BUSINESS VILLAGE

Conservation area

An existing Conservation Area, which contains an adapted mill complex for multi business uses and a small residential hamlet, which partly overlooks the Nelson Football Ground. It has retained many of its historic features, including a north light weaving shed and a landmark mill chimney. The Business village has strong demand and is fully let.

Benefits

- Strong market demand

Constraints

- Major changes may need planning consent



WHITEFIELD

Conservation Area including a number of **Grade II** listed buildings (St Mary's Church, Spring Cottage and Canal Bridges)

The area has benefitted from some Townscape works and a range of façade, building repairs/ restoration to an existing Conservation area. The Conservation Area has been subject of multi-million pound heritage led regeneration over the last eight years which includes Housing Market Renewal and Townscape Heritage Initiative funding.

Whilst a predominantly residential area, there are a number of former textile mills/weaving sheds (in both private ownership and Heritage Trust North West), which remain but have had no investment. Namely, **Whitefield Mill**, **Lomeshaye Bridge Mill** weaving sheds and **Spring Bank Mill** (Grade 2).

There are also a number of listed structures (canal bridges) in need of repair and warrant setting improvements. The imposing **St Mary's Church** and its spire - a key landmark grade 2 listed building (owned by HTNW) is on the Historic England 's at risk register.

The Conservation Area also includes the Scotland Road shopping street, which is in need of investment and repair. Funding for improving these buildings and the public realm/ canal side settings of the mills as well as streetscape improvements would help complement and sustain the recent investment that has been injected into the town centre and Whitefield CA.

Benefits / Opportunities

- Historic landscape setting across a wide area
- Canal based setting
- Town centre location
- Some major investment already has taken place

Constraints

- Major changes may need planning consent/ LBC where relevant
- If the conservation deficit can be met, the listed buildings may attract potential users for commercial/ community use
- Most commercial buildings are privately owned but some key listed buildings in ownership of Heritage Trust North West (HTNW)

FORMER SUNDAY SCHOOL, EXCHANGE STREET, COLNE

Grade2 listed building. Located within the Conservation Area. A vacant Grade 2 listed building (in private ownership) at risk, which sits in a prominent location within the Albert Road Conservation Area. Repair, adaption and re-use proposals are required for the building to safeguard this heritage asset and bring about its future sustainability.

Benefits

- Could suit a number of mixed uses subject to planning consent.

Constraints

- Conservation deficit
- Adaptation may be required
- Funds to enhance, repair, reuse the building



ROSSENDALE

BACUP TOWNSCAPE HERITAGE

Bacup Conservation Area

The Bacup Conservation Area has received Townscape Heritage funding from HLF. The funding programme will focus on 22 buildings considered as critical or priority buildings for investment. The total investment of £2.1m will help create and safeguard jobs as well as bring back empty buildings and floorspace back into use through repair and refurbishment.

The five year project which had started early 2014 will deliver Public realm works which will create a shared space area in the centre of town improving accessibility and commercial viability. The programme will also deliver on heritage skills and training and improve the viability of the town centre.

Benefit

- Secured HLF Townscape Heritage funding;
- Includes public realm;
- Highway improvements with match funding from Lancashire County council.

Constraints

- Multiple ownership;
- Securing ongoing private sector investment;
- Generating a scheme which will not only be successful but also leverage additional investment



BACUP LIBRARY AND FORMER MECHANICS

INSTITUTE

St James Square, Bacup

Grade II listed

The Mechanical Institute movement began in 1823 with the object of the Institute was to enable the spread of knowledge irrespective of class or creed or political views.

The first institute in Bacup was held in a room above Daniel Baron's shop in Union Street which quickly outgrew resulting in the present day building on the site of the old Bacup School in 1846. The building was acquired by the council in 1909 and in 1931 the ground floor was taken over as the public library and continues to serve as library to this day.

Benefits

- Ground Floor in use as library, first floor in use as sports hall by private organisation.
- Future investment into library by Lancashire County Council which could open up new private investment for broader cultural offer or shared service.
- Owned by Rossendale Borough Council. Library managed by Lancs CC.

Constraints

- LBC and/or PP may be needed for works
- Included within Bacup THI boundary but not identified for investment from the programme.



STUBBY LEE HALL

Stubbylee Lane, Bacup

Grade II

Large house, originally 1809 (datestone over rear stairlight), rebuilt or remodelled and enlarged 1872 in the heart of Stubby lee Park.

The building offers multiple future reuse options: excellent condition, retention of original features and reuse possible with minimal conversion required if for office space. Last use included Rossendale Borough Council offices.

Presents highly attractive location for a multitude of commercial organisations, but constrained by covenant restricting use to be of public benefit; potential reuse options for charitable organisations

Benefits

- Based in the heart of Stubby Lee Park, Bacup;
- Currently part-used as Citizens' Advice Bureau on ground floor, first floor used for storage at present
- Owned and managed by RBC
- Excellent reuse potential with minimal conversion costs.
- Adjacent parkland area
- Would suit social enterprise with community benefit

Constraints

- Restrictive Covenants on some uses



WATERSIDE MILL

Burnley road, Bacup
Grade II listed

Waterside Mill was built by Dawson and Howarth in 1839 both being Bacup men. The mill was primarily used for manufacturing and production purposes but has had history of Springs Band using the upper room for a band practice before the first world war. Following number of subsequent production uses, the mill now stand empty and fallen derelict. Oxford Archaeology designated it as one of the best examples of a former spinning mill in the Borough.

Waterside Mill requires repair and refurbishment of a Grade II Listed building which can serve a number of commercial, leisure or residential uses.

Benefits / Opportunities

- Some interest from an adjacent manufacturing business for production and storage;
- 2,585sqm with potential to create 70 jobs;
- In private ownership.

Constraints

- Conservation deficit;
- Access issues for a large mill on the main road;
- Lancashire Mill Survey assess the building as "At Risk" and of high significance to the area.



THE WHITAKER

Haslingden, Road Rawtenstall
Not listed or within a Conservation area

Early 19th century former mill owner's house, now the Whitaker. The Whitaker (previously Rossendale Museum & Art Gallery) is set in a beautiful park in the centre of the Rossendale Valley. The displays in the museum include interesting local history and a Victorian natural history collection. There is also a very active contemporary art gallery with changing exhibitions.

The main galleries have been newly refurbished by The Whitaker Organisation, who have exciting plans for the future of the gallery, the collection, and the park. This includes a project around the preservation and conservation of the Rossendale Collection, bringing back into use of the original barn & stables block adjacent to the museum.

A funding requirement is being sought from HLF and partners totaling £2m.

Benefits / Opportunities

- Tourism and visitor attraction within proximity of Ski Rossendale and East Lancashire Railway;
- Sustainability for local museum and exhibitions;
- Social Enterprise allowing financial and service flexibility outside local authority control;
- Within a large municipal park of Rawtenstall.



GRANE MILL

Laneside Road, Haslingden
Awaiting listing decision from Historic England

Part of the mill complex including the engine house, water tank and chimney. The attached, but as yet unlisted part of the Mill consists of a weaving shed and offices. These could still be connected back to the engine house to make the complex a complete working unit.

Grane Mill offers various opportunities for development, including being a museum for the substantial collection of motor vehicles, cycles and carts currently in the present owner's care. If Listed, the owner hopes to donate the museum and contents to the Heritage Trust Northwest

Benefits / Opportunities

- Potential to form part of the existing Grane Museum owned by Heritage Trust Northwest
- Tourism and visitor attraction complementing the nearby Museum of the Lancashire Textile Museum

Constraints

- Awaiting decision on Listing

PARKS AND GARDENS

Pennine Lancashire's parks and greenspaces cover 78% of the total area, from recognised heritage landscapes to small pockets of wildlife habitat. Pennine Lancashire's historic parks and green spaces are an essential part of the areas heritage and infrastructure, being a strong element in its architectural and landscape character. For many, parks represent the most accessible heritage, incorporating buildings, landforms, horticulture and ecology special to the area and its development, contributing to the identity of the Pennine Lancashire. However, Historic parks and gardens are a fragile and finite resource: they can easily be damaged beyond repair or lost forever. From town gardens and public parks to the great country estates, such places are an important, distinctive, and much cherished part of our inheritance and we have a duty to care for them.

The list below highlights some of the key parks and gardens within each Pennine Lancashire local authorities:

BLACKBURN WITH DARWEN

- Witton Park
- Corporation Park & Conservatory
- Whitehall Park

HYNDBURN

- Haworth Park
- Peel Park
- Ryddings Park

BURNLEY

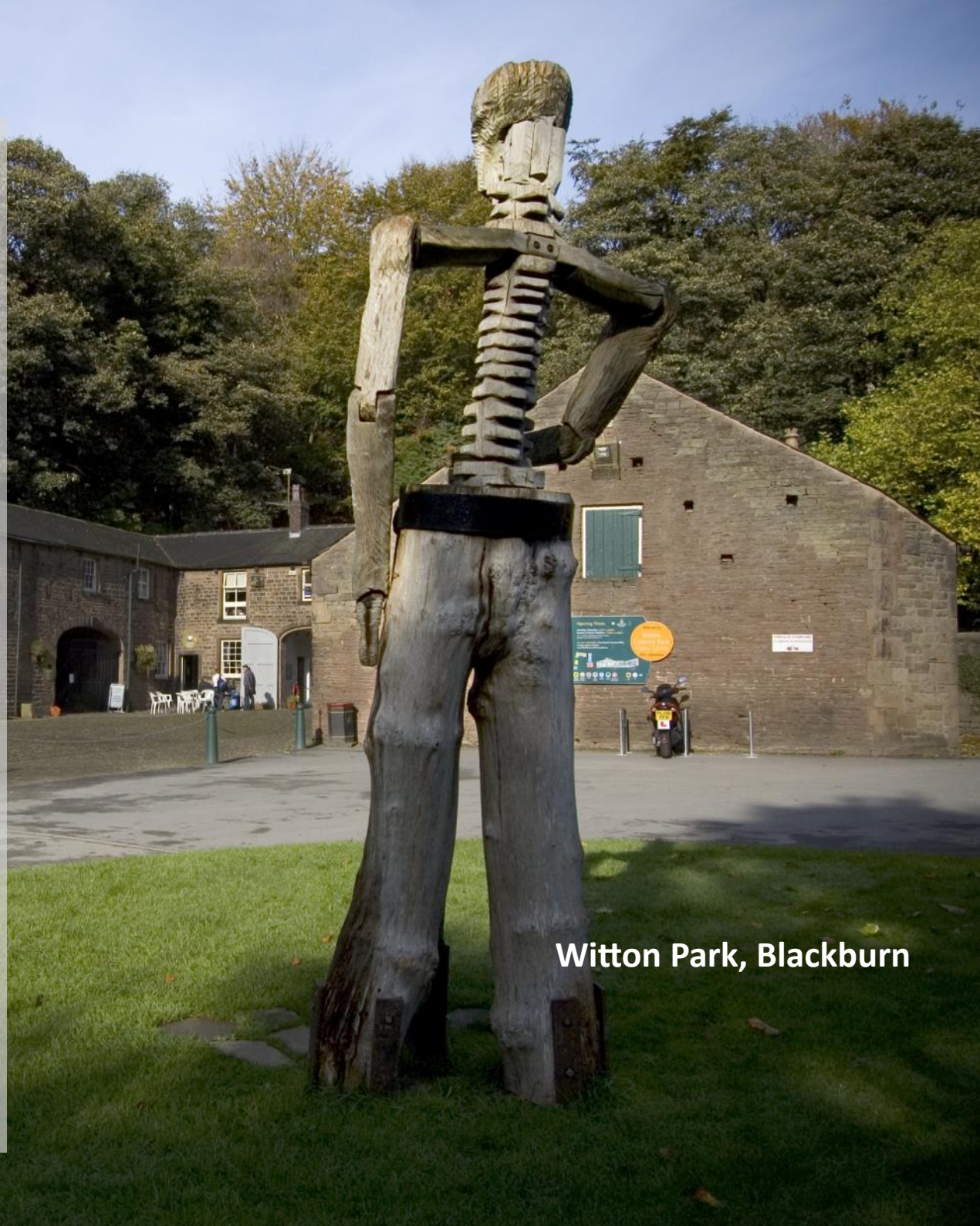
- Towneley Park
- Thompson Park

PENDLE

- Marsden Park
- Alkincoat

ROSSENDALE

- Stubby Lee Park
- Victoria Park
- Whitaker Park



Witton Park, Blackburn

HERITAGE AT RISK

As well as Pennine Lancashire authorities key projects, the Heritage at Risk Programme (HAR), a priority workplan for Historic England identified key buildings at risk of deterioration. The HAR was launched in 2008, as a way of understanding the overall state of England's historic sites. In particular, the programme identifies those 'listed' sites that are most at risk of being lost as a result of neglect, decay or inappropriate development. The 'at risk' register includes conservation areas, often within town centres, industrial buildings, churches, stately homes and architectural heritage features within the built environment. Conditions and vulnerability vary site by site.

Pennine Lancashire has a total of 27 sites which has been identified in the 2013 report. Each site varies according to the architectural feature or heritage value. Its also worth noting that Historic England at Risk register does not keep record of grade II listed which will excludes hundreds of Pennine Lancashire historic buildings which are deemed locally at risk, few of which have been identified earlier.

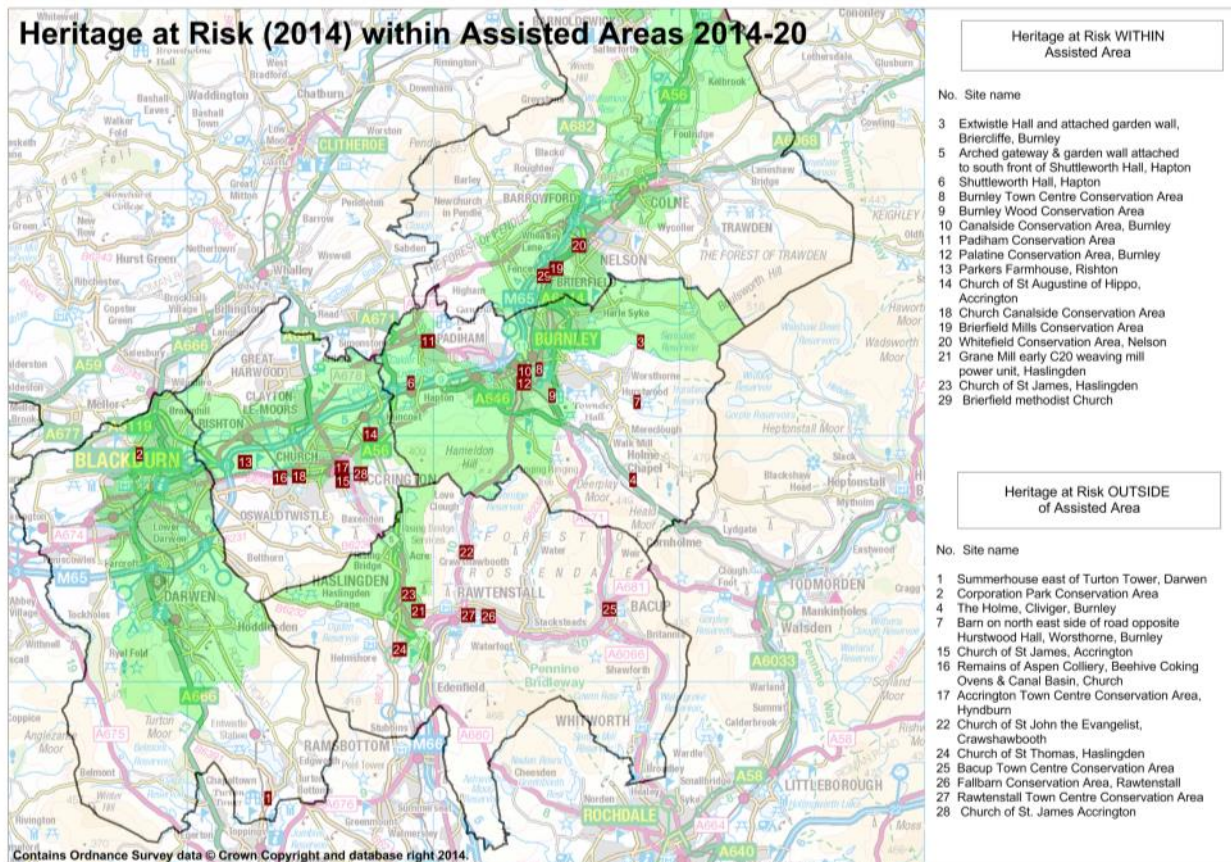
By mapping the sites over the new EU assisted area for 2014-20, this may present investment opportunities through Business Premises Renovation Allowance (BPRA) on some commercial sites. Other sites may need to consider alternative funding options. More info on BPRA and funding on page 28.



Parkers Farms House, Rishton



Church of St. James, Haslingden



Shuttleworth Hall, Hapton



3

PCCU
10

SOMETHING
DIFFERENT
4

WHAT'S
FOR
TEA
9

Entrance
Next Door

Royal Arcade, Shackleton Hall, Colne

GOVERNANCE AND DELIVERY PARTNERS

Pennine Lancashire Leaders and Chief Executives (PLACE) recognise the many challenges in delivering heritage led regeneration, given the impact of austerity and particularly northern towns as highlighted previously in this document. As a collective of public sector bodies together with our community and voluntary groups within Pennine Lancashire, we will work with key partners and funding agencies to maximise investment and funding within the historic environment. We will also ensure future generations could enjoy our heritage assets by ensuring a long term sustainability plan is in place. PLACE will ensure that our assets are realised and benefit our communities as well as attracting visitors into Pennine Lancashire to engage and participate in our heritage.

The Pennine Lancashire authorities have a robust governance structure in place to tackle challenges and seize opportunities to develop the local area. **Whilst we will work with anyone, delivery Partners include but not exclusively:**

English Heritage— exists to help people understand, value, care for and enjoy England's unique heritage. Their key tasks are:

- To advise government on heritage which are nationally important so they can be protected;
- Promote the importance of heritage in making places distinctive and valued;
- Advise local authorities on managing changes to the most important parts of local heritage;
- Encourage investment in heritage at risk which has supported a post within Pennine Lancashire to develop this investment strategy;

English Heritage will be split into two from April 2015—the Charity English Heritage which will have greater autonomy to raise funds for the national collections and Historic England which will continue to advise Government on statutory heritage matters and enable both protection and regeneration.

The Lancashire Enterprise Partnership (LEP)- The LEP is a creative collaboration of leaders from business, universities and local councils, who direct economic growth and drive job creation. The LEP was formed in 2011 to make Lancashire the location for business growth and inward investment. The LEP aim to do this by ensuring all businesses have easy access to high-grade support services that promote sustainable expansion. The LEP is the Government preferred economic delivery vehicle for local growth and is supporting its role through both devolved central government funding's and access to EU Structural Investment Funds. The Lancashire LEP delivery arms include **Regenerate Pennine Lancashire** and **Marketing Lancashire** who could add great value in delivering heritage led regeneration alongside local authority partners.

Chamber of Commerce - The East Lancashire Chamber of Commerce is a locally based private sector organisation, owned by the Members and accredited by the British Chambers. The Chamber is committed to helping Pennine Lancashire have a thriving economy. The Chamber is active in local, regional and national levels in the influential decision making bodies, whose programmes and investments, both public and private, determine the environment in which business operates. Many business members of the chamber operate from historic buildings, where they offer advice and training on increasing productivity, reducing costs, providing qualified advice, train and develop staff, increasing sales and improving profits. The chamber also presents a leading voice for UK businesses.

Heritage Lottery Fund - Using money raised through the National Lottery, the Heritage Lottery Fund (HLF) gives grants to sustain and transform our heritage. From museums, parks and historic places to archaeology, natural environment and cultural traditions we invest in every part of our diverse heritage. Pennine Lancashire has been designated a **Priority Area between 2013-18**. Whilst this does not give Pennine Lancashire ring-fenced budgets, it provides additional support from the HLF case officers for incoming bids.

Homes and Communities Agency (HCA) - The HCA is committed to work with PLACE to help deliver our priorities. The HCA offers advice on legal agreements and planning applications, to investment models and brokering deals, to the provision of spatial and market intelligence. The HCA has a broad range of experiences and expertise which can help enable regeneration within the heritage sector.

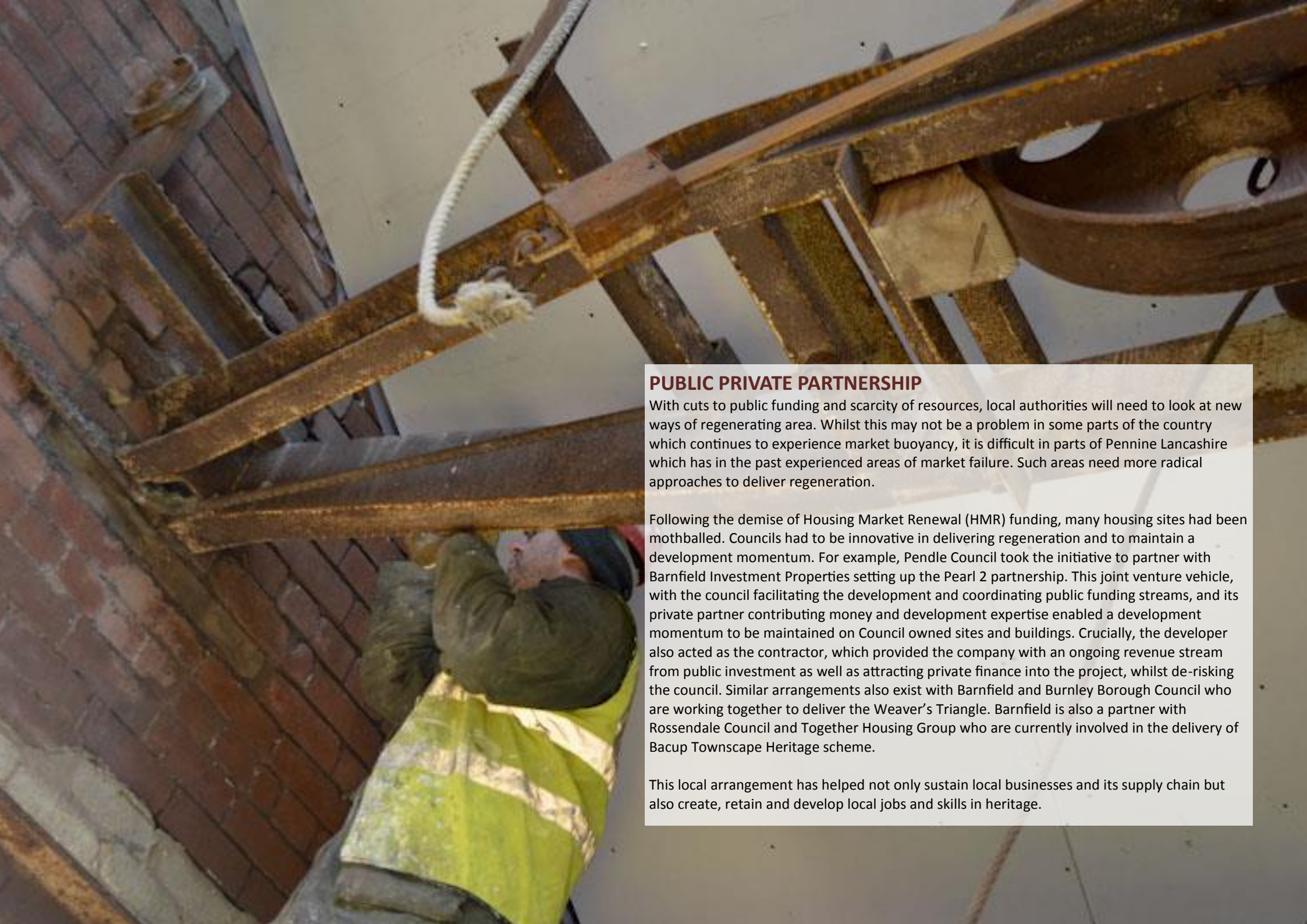
New Ground—Formerly Groundwork Pennine Lancashire is now part of the Together Housing Group. New Ground provides environmental and community services to a wide range of clients. This includes community projects, education services, landscape design, build and maintenance legislation updates, environmental consultancy and training.

Arts Council England The Arts Council England champions, develops and invests in artistic and cultural experiences that enrich people's lives. They support a range of activities across the arts, museums and libraries - from theatre to digital art, reading to dance, music to literature, and crafts to collections. Arts Council also distributes both lottery and central government funding which can complement or direct support heritage assets.

Canals & River Trust (CRT)

The CRT, formerly British Waterways is the third largest owner of listed structures in the UK. There are over 50 Scheduled Monuments next to canals and rivers with waterways pass by nine historic battlefields. The CRT canals and rivers are home to five UNESCO World Heritage sites . The CRT has experience of successful regeneration across the UK. As a charity and a major land owner responsible for national assets, CRT can access public funding to regenerate communities across Pennine

Community and Voluntary Groups—The local voluntary and community sector (VCS) consists of a wide range of charities, community groups, tenants and residents associations, social enterprises and many more not-for-profit organisations or groups. These small groups are a key component to help successfully regenerate the historic environment. They have the ability to reach out to local community and directly to people. Pennine Lancashire has a vast number of community groups from all difference backgrounds supporting and delivering vital



PUBLIC PRIVATE PARTNERSHIP

With cuts to public funding and scarcity of resources, local authorities will need to look at new ways of regenerating area. Whilst this may not be a problem in some parts of the country which continues to experience market buoyancy, it is difficult in parts of Pennine Lancashire which has in the past experienced areas of market failure. Such areas need more radical approaches to deliver regeneration.

Following the demise of Housing Market Renewal (HMR) funding, many housing sites had been mothballed. Councils had to be innovative in delivering regeneration and to maintain a development momentum. For example, Pendle Council took the initiative to partner with Barnfield Investment Properties setting up the Pearl 2 partnership. This joint venture vehicle, with the council facilitating the development and coordinating public funding streams, and its private partner contributing money and development expertise enabled a development momentum to be maintained on Council owned sites and buildings. Crucially, the developer also acted as the contractor, which provided the company with an ongoing revenue stream from public investment as well as attracting private finance into the project, whilst de-risking the council. Similar arrangements also exist with Barnfield and Burnley Borough Council who are working together to deliver the Weaver's Triangle. Barnfield is also a partner with Rossendale Council and Together Housing Group who are currently involved in the delivery of Bacup Townscape Heritage scheme.

This local arrangement has helped not only sustain local businesses and its supply chain but also create, retain and develop local jobs and skills in heritage.

FINANCIAL OPPORTUNITIES

Heritage sector needs to work harder in attracting a blend of funding and investment which can support future assets. Since the recession and ongoing Government austerity measures, the public sector has moved away from grants to investment – ‘something for something’. The old days of gap funding and public sector bridging finance to support the development and delivery of schemes have somewhat passed. Today, it’s important that projects are increasing viable and present a return for both the private and public sector. Hence, since the recession, the private sector investment, expertise and partnership has been recognised as increasing important which can help unlock development sites. There has been very little private sector investment within Pennine Lancashire’s heritage but those who have invested had shown tremendous value this sector can contribute to the economy and local communities. We need to start developers thinking beyond viability and conservation deficits and more into investing and owning a piece of history within unique spaces.

GRANT FUNDING OPPORTUNITIES

Government and Sponsored agencies – Central Government Departments have a number of non-public agencies tasked to support investments and distribute funding.

- **English Heritage** has given out £24m in grant funding in 2013/14. However, the organisation is undergoing structural changes to meet its financial challenges. From 2015, English Heritage will be split into two— a new charity established to manage heritage assets and a new regulatory body, Historic England tasked to advise and protect heritage assets of significance. Small levels of grants for repair and conservation of England’s most significant historic assets may be available following the restructure.
- **Homes and Communities Agency (HCA)** has given out over a £1bn of public money through its investment portfolio. The HCA has a vested interest where heritage assets could be used for building more homes and stronger communities. Funding such as Empty Homes and Get Britain Building from the agency could benefit housing within historic settings.
- **Business Innovation and Skill (BIS)** - The Government’s £3.2bn **Regional Growth Fund (RGF)** is open to private businesses which could be used to make a case to help create new jobs within heritage assets. Funding ultimately has to be used to create jobs but can also be used to support plant or factory expansions. An example of RGF within heritage includes the **Marches Redundant Building Grant (RBG) Programme** which provides capital grant support to Herefordshire SMEs. The **NW Texnet Alliance Project** was also successful in attracting £12m of RGF funding to support textile based businesses across the North West.

In Partnership with the East Lancashire Chambers of Commerce, **Regenerate Pennine Lancashire**, the Pennine Councils owned private sector led delivery vehicle has successfully secured Regional Growth Fund (RGF) in round 6.

The RGF grants matched with private sector investment can help primarily manufacturing businesses based within historic buildings grow. Funding can be used for plant expansion and machinery, which can help a business based within a historic building achieve longer term sustainability.

National Lottery – There are a number of Lottery funders who independently decide which projects have successfully applied for a grant. Each is independent of Government but has to follow guidelines when deciding who should receive National Lottery funding. Those relevant to the historic environment are:

- The **Heritage Lottery Fund** has an annual budget of over £200m to support heritage projects, with a focus on helping people to learn about heritage. Most of their grants are for public benefit (except Townscape and Enterprise) ranging from £3,000 to £5m.
- The **Big Lottery Fund** mainly supports community and voluntary organisations to deliver projects, which may include heritage projects with grants ranging from £300-£500,000.
- **Arts Council England**, which uses both Lottery and Central Government funding has a number of funding pots which could provide complementary funding to support heritage buildings. The Pennine Lancashire Museums **Consortium** have used ACE Strategic renaissance funding to promote and increase visitor number across Pennine Lancashire museums and art galleries. The **Arts Council** has also awarded Canal and River Trust with £1.9m as part of Super Slow Way, to support arts based arts based projects to encourage engagement and participation from Pennine Lancashire canal side communities.

The **Heritage Alliance Funding Directory** offers an easy to use guide to potential sources of support, financial and otherwise, for anyone seeking to undertake projects related to the heritage of the United Kingdom. As well as detailing sources of grants from trusts and foundations, the Directory also lists organisations offering loan finance, awards, scholarships and other “in kind” resources.

Small Grant Programmes – There are three Charity and Voluntary Services (CVS) which cover Pennine Lancashire who can provide a range of targeted support and access to grant schemes. CVS organisations can help support and enable local charities, community and voluntary groups to run projects that benefit local people.

Trusts and Foundations – there are a number of major trusts in the UK which can support heritage projects, especially those brought forward by community and voluntary organisations.

INVESTMENT FUNDS

Business Premises Renovation Allowance (BPRA) - This was introduced by Finance Act 2005 and has been extended until 2017. BPRA is intended to give an incentive to bring derelict or unused properties back into use. BPRA gives an initial allowance of 100% for expenditure on converting or renovating unused business premises in a disadvantaged area. Pennine Lancashire qualifies in areas (wards) which have been granted EU assisted area. This investment tool is useful for listed buildings as it helps to subsidise often large costs associated with historic buildings.

New Homes Bonus - The New Homes Bonus presents local authorities the opportunity to benefit from additional council tax payment for every new or dwelling brought back into use. This potential funding could be used to borrow to invest with the hope the local authorities could build and sell as well as increase its council tax base. If initial private sector investment is sought, local authorities could co-invest in return increasing housing supply and rates. There are many historic buildings such as mills which can be converted from economic to housing uses. By creating more residential units, local authorities will not only benefit from increased council tax base but also government bonus payment.

Prudential Borrowing - The new Prudential system encourages local authorities to invest in the capital assets that they need to improve their services. It allows them to raise finance for capital expenditure without government consent as long as they can afford to service the debt out of their revenue resources. Councils need to invest in their buildings and equipment so that people can continue to receive high-quality local services. Whilst local authorities receive central government funding for a major part of their capital investment in the form of capital grants, they can also use income from their own capital assets to finance capital spending. Some councils have used this as a tool to increase their business rates base by funding commercial schemes using cheap government loans available for the Public Works Loan Board or their own Pension Fund. Example includes Greater Manchester Pension Fund and Argent (BT Pension Fund) investing in One St. Peters Square with commercial lease to KPMG. This will not only bring forward development but also provide a profitable income stream for Manchester council over the long term.



LEP – The LEP funding beneficial to the heritage sector are:

- The **Local Growth Fund** – combination of Central Government funding, and both European Regional Development Fund (ERDF) and European Social Fund (ESF) to maximise regeneration and economic development within Lancashire;
- The LEPs also administrate the **Growing Places Fund** (GPF), a loan which can help unlock key infrastructure issues to improve heritage assets;
- **Regenerate Pennine Lancashire** and **Boost Lancashire Growth Hub** offer a range of business support services which can help business based within heritage buildings.

Building Preservation Trust – BPT are a useful way to take on the restoration of an heritage asset. BPT are developed as a not-for-profit commercial venture, providing community groups with the opportunity to access grants, loans and trust funding. **The North West Heritage Trust** which is registered with the Architectural Heritage Fund is an example of a BPT which has restored many heritage at risk buildings. Rossendale Civic Trust is currently developing a BPT which can help take trust take on local buildings with a view to restore and bring them back into local use.

Architectural Heritage Fund (AHF) - a registered charity to promote the conservation and sustainable re-use of historic buildings at risk for the benefit of the public. Where a building is listed, scheduled, or within a conservation area and of acknowledged historic merit – and ideally involves a change of ownership and /or use – the AHF can help by providing advice, guidance and funding (loans). The AHF's lending resources derive from government grants, donations and accumulated surplus of income over expenditure. AHF grant programmes are financed by interest on loans and bank deposits and grant-aid from Historic England, Historic Scotland, Cadw and the Northern Ireland Environment Agency

The **Landfill Communities Fund** (LCF) is an innovative tax credit scheme enabling operators of landfill sites to contribute money to community based organisations. The Government introduced tax on landfill waste in 1996 to reduce the amount of land-filled waste and to promote more environmentally sustainable methods of waste management. The LCF is also a way for Landfill Operators to work in partnership on local projects that create significant environmental benefits, jobs and which improve the lives of communities living near landfill sites. Landfill Operators are able to claim a credit (currently 5.1%) against their landfill tax liability. Pennine Lancashire operators such as **SITA** offer local communities grants of upto £60,000 which can be used to restore heritage buildings. The **Lancashire Environment Fund** administered by Lancashire County Council also awards grants to Lancashire communities who could benefit the environment.

Local Asset Backed Vehicle (LABV) - LABV is a specific type of joint venture between a public and a private sector partner. It brings together local authority land and private sector funds and expertise into a commercial relationship in a joint venture or corporate entity which shares both risk and returns. The entity will use the value of assets owned by the local authority to raise finance to undertake investment, often for regeneration purposes. It is an approach that could be used to resource the repair of historic buildings if land assets can be brought into the arrangement. Usually the arrangement is a 50:50 deadlock mechanism with the value of public sector land being matched by the private sector partner. Pennine Lancashire authorities have delivered a number of successful schemes with Barnfield Construction which includes PEARL and Pearl2 development (Pendle), 'On the Banks' development (Burnley) and Globe Enterprise (Hyndburn). There are three main types of LABV:

1. **Investment only** – typically for a single site and involves a cash match. The vehicle itself does not undertake development;
2. **Value capture** – where the vehicle acts as the master developer (with separately tendered building contracts) and the local authority shares in the planning uplift. This typically involves a number of sites to deliver regenerative impacts;
3. **Fully integrated** – where the vehicle also acts as the developer but the arrangement is configured so that the local authority shares in all of the risks (planning, development, construction and sales) with greater potential for return.

Evergreen Fund—The North West Evergreen Fund provides debt funding for commercial property and regeneration projects in the North West of England at highly competitive commercial rates. The North West Evergreen Fund is also the host of the Joint European Support for Sustainable Investment in City Areas (JESSICA) initiative launched by the European Commission and European Investment Bank (EIB). To date, a total of £19m has been provided by the ERDF and £17.1m from the HCA. The fund is a partnership between 16 Local Councils including Lancashire County Council and Blackburn with Darwen Borough Council who are all committed to investing in the transformation of the region for the long-term. The fund will commit capital to opportunities which meet European Regional Development fund regeneration targets covering employment, regeneration and floor space outputs. Candidate projects which can include heritage assets will need to satisfy a number of eligibility criteria during the selection process including the ability to satisfy the key aims of the partnership, namely:

- Creating a high employment region;
- Investing in science, research and innovation;
- Building on the region's strengths in culture and media;
- Supporting strong and diverse town centres;
- Promoting a wider, stronger and more sustainable industrial base;
- Ensuring sustainable sites are ready for development.

EU **ESIF** funding may provide opportunities for improving the Built and Heritage

Funding Circle—is an alternative funding source from the traditional high street banks using the principle of crowd funding. Funding Circle is an online marketplace which can help businesses access fast and simple finance, whilst investors have the potential to earn better returns by lending to them. By directly connecting people and organisations who want to lend, with vetted, established businesses who want to borrow, Funding Circle eliminates the complexity of the banking world.

Lancashire based businesses can access growth funding through the Local Business Lending Partnership, set up by the county council and Funding Circle. The scheme delivers affordable business finance through Funding Circle, the world's first online marketplace that enables individual investors to side-step banks and lend directly to small businesses. The Local Business Lending Partnership means businesses receive finance in a matter of days, compared to up to three months for a traditional bank loan. To date the partnership has seen more than £2 million lent to small Lancashire businesses. Business based in heritage buildings could seek crowd funding investment to support their growth and long term use and sustainability of the building.

Community Infrastructure Levy (CIL) - Whilst Pennine Lancashire authorities have not opted to implement CIL in the area, there is a future potential option open to local authorities to access funding secured through a Community Infrastructure Levy (CIL). The CIL was introduced by the planning Act (2008) and came into force in April 2010. It is a way of applying a systematic planning gain tariff to new development, as opposed to individually negotiated Section 106 agreements. The CIL introduces a tariff that varies depending on the nature and scale of the agreement and can be used to fund infrastructure that is needed as a result of development. For example, education, leisure and health facilities. If a historic building were being redeveloped to accommodate such a use, it may be possible to use CIL resources to help meet development costs.

Organisations as Investors – within Pennine Lancashire there are a number of organisations such as Civic Trust, Canal and River Trust, Libraries and Museums who are committed to support the development and regeneration of heritage assets. Whilst they cannot invest financially, they can offer staff time and expertise.

The **Princes Regeneration Trust BRICK** (Building Resources, Investment and Community Knowledge) is an innovative education programme designed to build skills, knowledge and connections. The BRICK programme is empowering community groups to find the investment and support necessary to save their local heritage and build a better future for their local area. The programme offers a series of conferences, workshops, mentoring, mediation and work across digital platform to empower local community groups to deliver heritage regeneration schemes.

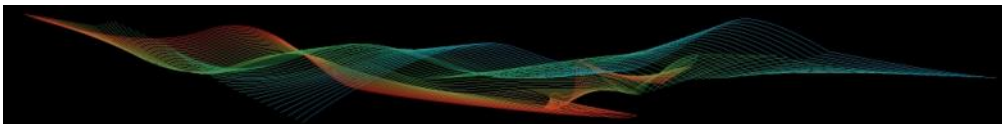


**University Technical College,
On the Banks,
Weavers Triangle**

THE HERITAGE COMPACT

The historic environment presents a number of challenges and opportunities for Pennine Lancashire. Local leaders and Chief Executives have agreed a compact to ensure heritage led regeneration can take place within Pennine Lancashire. We will:

1. Commit to deliver this heritage investment strategy with the priority projects and continually review new opportunities for development;
2. Work with our local communities to increase civic pride in our built heritage;
3. Work with the Government agencies and our delivery partners to raise the profile and visibility of Pennine Lancashire as a heritage destination to visit and stay;
4. Showcase our Built heritage, cultural heritage and contemporary culture, with shopping and sporting activities to visitors outside Pennine Lancashire.
5. Improve the attractiveness of heritage to inward investment through better marketing, packaging and championing opportunities within heritage;
6. Review alternative delivery models and sharing services within conservation across Pennine Lancashire which maximises funding and investment opportunities;
7. Use our statutory powers to create redevelopment opportunities from those heritage assets in neglect;
8. Share heritage and conservation services across Pennine Lancashire local authorities and continue to develop and work with heritage networks beyond;
9. Develop skills through local authority construction procurement and contracts within heritage assets including apprenticeships and community learning opportunities as well working with local skills providers to ensure heritage skills continues to grow;
10. Act as champions and custodians to protect and enhance our built heritage for future generations.



CONTACT

Regenerate Pennine Lancashire

www.regeneratepl.co.uk

www.penninelancsplace.org

India Mill, Darwen