



Regeneration Impact Report

2018 - 2020



Introduction

The Churches Conservation Trust’s Regeneration Team was set up in 2007, and works in partnership with all kinds of community groups, charities, social enterprises, businesses, entrepreneurs, and public bodies to find sustainable new uses for closed places of worship and other heritage sites.

Our aim is to ensure these special buildings are conserved, in use, and remain at the heart of their communities. Our approach is to promote the sustainable stewardship of historic churches, so that problems of decay and irrelevance are tackled before they become overwhelming.

We are a small creative team with experience across a range of sectors including community regeneration, social enterprise, historic conservation, training and apprenticeships, youth work, business and activity planning, digital strategies, the natural environment, and project management. We support community groups, parishes and dioceses around the country to develop community-led regeneration schemes.

About the CCT

The Churches Conservation Trust (CCT) is the national charity protecting churches at risk. We care for over 350 historic sites across England, repairing the damage from sometimes years of neglect, and work with local communities to ensure that they are conserved and in use for everyone to enjoy.

Contents

Introduction.....	2
Strategic Map	4
Our Growing Impact	6
Awards.....	8
Consultancy Services.....	10
Major Projects.....	14
Contact us	18



© Andy Marshall





Strategy Map

How we empower and support communities to care for historic places of worship



Our Growing Impact

We have completed a range of projects at different scales:

All Souls, Bolton (Community Centre); Quay Place, Ipswich (Heritage and Wellbeing Centre); St Nicholas' Chapel, King's Lynn (Events Space); St Paul's Church, Bristol (Circomedia, Circus School)

Three additional major projects underway:

- Sound and Arts at St Swithun's, Worcester
- Seventeen Nineteen, Holy Trinity, Sunderland
- Built For Exchange, St Peter's, Sudbury

70 communities supported including 10 internationally

£28m
investment secured to date

23 new communities supported during 2018/19 and 2019/20

£24.5m
secured for CCT sites / projects

77 77 jobs created through the major projects (direct or through our tenants). Including 8 new roles in 2018/19 and 2019/20

£3.5m
secured for community projects.

Supported by national grant giving bodies

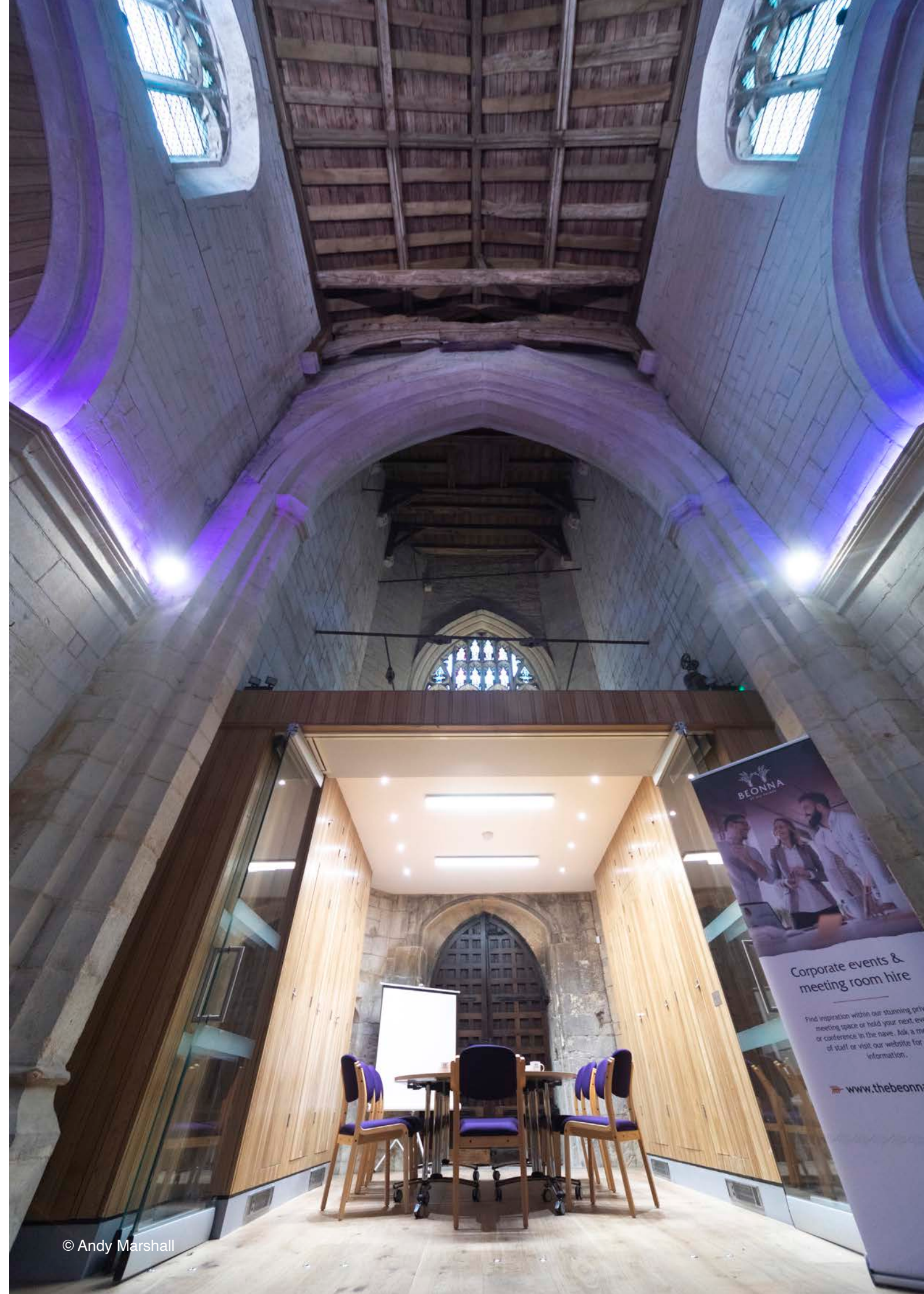


© Allison Burke

Awards

Previous clients include local authorities, public agencies, charities, voluntary organisations, building preservation trusts, community development trusts, church congregations, church diocese, and public museums.

Our completed projects have transformed many buildings, and since 2007 the regeneration team has won fourteen awards including six Royal Institute of Chartered Surveyors awards for Community Benefit, Building Conservation and Project of the Year for All Souls Bolton.



Consultancy Services

(Case Studies)

Taylor Review

The Taylor Review Pilot was funded by the Department for Digital, Culture, Media and Sport and run by Historic England. The aim was to test some of the recommendations of the 2017 Taylor Review - Sustainability of English Churches and Cathedrals – and to provide support and advice for listed places of worship of all faiths and denominations.

CCT was commissioned to deliver 16 workshops in Suffolk and Greater Manchester focusing on: maintenance; community engagement; project management; and capacity building. These are currently under consideration by HCT.

Over 170 communities were engaged over the course of the Taylor Review. Attendees reported that the workshops increased their skills and confidence so that they felt able to tackle regular maintenance and engage with the wider community to build mutually beneficial partnerships.

Historic Chapels Trust (HCT)

We undertook a strategic review of the Historic Chapels Trust's estate, to generate ideas to make the HCT more sustainable and proactive. We prepared individual 'Way Forward' reports for 18 HCT sites, which provided an overview of the local socio-economic context, considered building condition and repair liability, and examined current community activities and management models. This then informed an assessment of five possible scenarios for the future management for each site.



Consultancy Services

(Case Studies)

Grimsby Minster

In 2018 Grimsby Minster was awarded grant funding to undertake a sustainability review, build capacity and achieve significant strategic change. The CCT were appointed to deliver a business options paper which considered staff/volunteer capacity and skills; market demand and viability; governance structure; income streams; legal requirements to support a new operational model; brand development; and fundraising strategy. Our recommendations were divided into strategic and operational actions, and into short term and medium-term timescales, ensuring they could be easily understood and implemented by the client.

“The CCT Team have opened up some key conversations across the wider community, and we have a far broader base to support us as we navigate our way forwards.”

- Grimsby Minster, 2019

CCT Community-Led Regeneration Workshops and Training

We have provided a practical introduction to delivering sustainable heritage projects to a range of participants including postgraduate students and professionals within the heritage sector. All of our courses are rooted in hands-on experience of developing, delivering and operating regeneration sites across the country. Students learn about the process of regeneration, and understand how design,

conservation and business solutions can be delivered through a community-based approach.

St Cuthbert's, Darlington

This project assessed the feasibility of the churches preferred option to develop the Grade I listed building as a cultural and community hub, while sustaining its role as place of worship for the town of Darlington. After working closely with stakeholders, we delivered a market feasibility assessment and initial business plan on the preferred option for the church, the output being a Business Plan Options Paper. Our work concluded with recommendations for short and medium-term actions that supported the development of a full business plan.

“It is a most fascinating read and full of useful research which will help us greatly in formulating our plans for the future in a realistic and achievable manner, as well as helping us convince future partners and grant giving bodies of our viability credibility.”

- St Cuthbert's Darlington, 2019.



“ The CCT Team have opened up some key conversations across the wider community, and we have a far broader base to support us as we navigate our way forwards.”

- Grimsby Minster, 2019



Major Projects

Seventeen Nineteen, Sunderland

Built in 1719, Holy Trinity is one of only two early Georgian churches in the North East. This stunning, Grade I listed building was not only a place of worship, it was built for a civic function too – Sunderland’s first library and public reading room, first fire station, and also the first seat of local government. As the fortunes of Sunderland have risen and fallen, the building has stood steadfast, serving the community that surrounds it.

The regeneration project reconnects Sunderland with its past by transforming Holy Trinity into a new cultural venue, bringing the stories of the church and old Sunderland to life through storytelling, interpretation, innovative events and performances. The project is led by the Regeneration Team and supported by the National Lottery Heritage Fund, Sunderland City Council, All Churches Trust and many more.

The £4.3m project – designed by architects Mosedale Gillatt and undertaken by Historic Property Restoration Ltd – will allow for extensive conservation and repair works, including brick and masonry, rainwater goods and drainage, plaster and joinery work. These are accompanied by a bespoke Craft Skills programme, so that local people can be a part of the construction process and heritage skills are passed on to the next generation through apprenticeships.



Major Projects

Sound & Art at St Swithun's, Worcester

This innovative £2.4m project, supported by a £1.6m National Lottery Heritage Fund grant, will create a new sound and arts space in a Grade I listed city centre church. Sound and Art will provide a new space for people to pilot cutting edge forms of art, and provide new opportunities for people to be inspired by, gain skills through, and enjoy the rich heritage offer for new and accessible forms of engagement. Considered to be one of the most complete early Georgian churches in England, its airy interior is packed with original features, including a decorative plaster ceiling, box pews, gilded triple-decker pulpit and mayor's chair with sword rest.

The conservation and adaptation programme, designed by Rodney Melville and Partners and undertaken by Splitlath Building Conservation, will repair and protect the church, installing new facilities to enable greater use and access of this magical space.

Sound & Art will support and collaborate with emerging talent, giving new artists a creative space to trial and showcase new art, helping to retain local talent and supporting the local tourism economy.

The project also supports two young people in achieving specialist qualifications in heritage construction as well as providing many volunteering and training opportunities in historical research and site interpretation.

Sudbury

The CCT has developed an ambitious project that will repair and regenerate St Peter's as a cultural and community centre for the town, embedding it further into the heart of Sudbury. The Grade I listed building will be transformed into a vibrant community space, designed by Malcolm Fryer Architects, suitable for hosting farmers' markets, fairs, pop up exhibitions, culture cafes, music, theatre and arts events. The £2m project, funded by the National Lottery Heritage Fund and other donors, will deliver a range of repairs, full disabled access, and accessible bell ringing from the new mezzanine floor. The physical improvements will be complemented by a programme of heritage and cultural activities, and training opportunities in historical research, site interpretation and business administration.

This project also provides an important opportunity for us to extend and develop our volunteer programme through the creation of new volunteer roles. With a craft apprentice and work experience placements, we will develop a new skills programme helping young people to access the skills and training they need to work in the heritage sector.



Get in touch

We would love to discuss your project with you and how we might be able to assist.

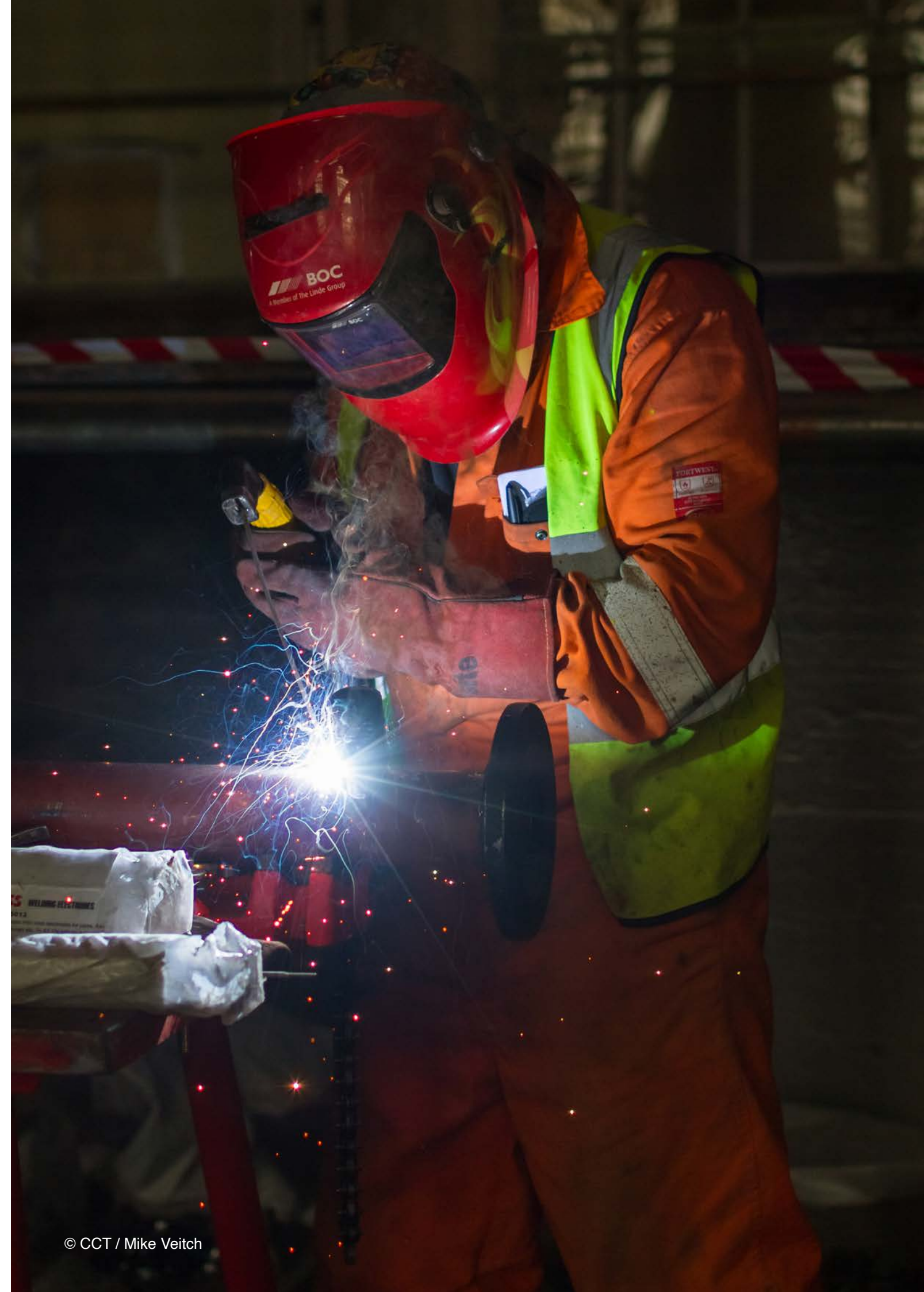
Please call us on 020 7841 0406 and ask to speak to a member of the Regeneration Team, alternatively you can email us at consultancy@thecct.org.uk.

You can also follow our work on:

Twitter @CCT_regen

www.visitchurches.org.uk/what-we-do/regeneration-and-communities

Take a look at our impact film which shows how we have supported local communities to build bright futures for their historic places of worship. Available to view via our website.



We are grateful to all our funders and supporters for their continued investment in many of our projects. Particular thanks go to the National Heritage Lottery Fund and National Lottery Players for supporting many of the projects in this report.

Special thanks and credit to the following photographers:
Andy Marshall, Mike Veitch, and Allison Burke.



The Churches Conservation Trust

Society Building, 8 All Saints Street, London N1 9RL

Registered Charity No. 258612 ©CCT2016

Twitter: @CCT_Regen

Consultancy@theccct.org.uk

Visitchurches.org.uk