

Report of Chief Planning Officer

Report to Joint Plans Panel

Date: 11 September 2014

Subject: Buildings at Risk

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	☐ Yes	☒ No
Are there implications for equality and diversity and cohesion and integration?	☐ Yes	☒ No
Is the decision eligible for Call-In?	☐ Yes	☒ No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	☐ Yes	☒ No

Summary of main issues

1. A Building at Risk is a listed building at risk from neglect and decay rather than alteration.
2. There is an ongoing survey of listed buildings to establish an accurate register of Buildings at Risk.
3. There are 104 known Buildings at Risk which accounts for 4.4% of the total of listed buildings in the city. 16 Buildings at Risk City Council are council-owned.
4. The City Council has a strategy to deal with Buildings at Risk which has assisted with three buildings being removed from the register of Buildings at Risk.

Recommendations

- 1 Note the contents of this report, in particular that work is progressing towards reducing the number of Buildings at Risk in the city.
- 2 Report to Derelict and Nuisance Sites Steering Group on the findings of the pilot Buildings at Risk survey.

3 Purpose of this report

- 3.1 To inform Joint Plans Panel of Buildings at Risk and the efforts that are being made to address this issue by securing emergency repairs and securing new uses.

4 Background information

- 4.1 A Building at Risk is a listed building at risk from neglect and decay rather than alteration. There is a standard methodology for identifying listed buildings at risk which allows the Council to track changes over time and also to draw comparisons with other authorities.
- 4.2 Without intervention, Buildings at Risk could be seriously compromised due to disrepair, leading in some cases to demolition. The compilation of a Buildings at Risk Register gives an up-to-date appraisal of the city's listed buildings and allows intervention by the council to be prioritised. Intervention can take the form of partnership working with owners to find new uses to enforcement action using statutory powers.

5 Main issues

5.1 Buildings at Risk Survey

- 5.1.1 The Council and Leeds Civic Trust made a successful bid to English Heritage for funding towards a pilot project to identify Buildings at Risk in local authority areas. The pilot survey has been completed and the methodology using volunteer surveyors is being applied to further phases of survey to establish a city-wide assessment of Buildings at Risk.
- 5.1.2 The results of the pilot phase suggest that the actual number of Buildings at Risk is double the figure that was thought to be at risk.

5.2 Buildings at Risk Register

- 5.2.2 Within Leeds there are 104 known Buildings at Risk which account for 4.4% of the total of listed buildings in the city. This is a provisional figure which is likely to be revised upwards as the phases of the re-survey are completed. This an increase in the number of Buildings at Risk that was reported to Joint Plans Panel last year which is likely to be reflective of a knowledge gap rather than a deterioration in the stock of listed buildings..
- 5.2.3 The City Council owns 16 of the Buildings at Risk, which is disproportionately high.
- 5.2.4 Although there has been an increase in the net figure of Buildings at Risk since the last report to Joint Plans Panel in 2013, three listed buildings have been refurbished and are no longer considered to be Buildings at Risk Register:
- Seacroft Grange, The Green, Seacroft: conversion to a residential care home completed.
 - Barn east of Farnley Hall, Farnley: conversion to council offices completed.

- Ling Bob Farm, Horsforth: conversion to residential use underway.

5.3 Priorities

- 5.3.1 The priorities for 2014-2015 are set out in table 1 below with a summary of the action taken so far. As mentioned already, priority has been given to the higher grade listed buildings (grade I and II*) and those buildings which are deteriorating fastest.

Table 1: Building at Risk Priorities 2014-2015

Building at Risk	Summary of action taken
First White Cloth Hall, Kirkgate (Grade II*)	• Urgent repairs carried out by owner. • Heritage Lottery Fund and English Heritage grant aid secured (approx. £0.75 million). • Ongoing discussions with owner to establish a viable project leading to rebuilding and re-use.
Temple Mill and Temple Lodge, Holbeck (Grade I)	• Temporary support and roof covering installed. Façade partly rebuilt. • Structural surveys and repair options carried out. • Ongoing discussion with owner and potential partners to find sustainable use which will lead to restoration.
Stank Hall Barn, Beeston (Grade II*)	• Temporary roof installed and improved perimeter fencing erected. • Options for enabling developed being considered to fund conversion of barn to new use.
Clumpcliffe Gazebo, Methley (Grade II*)	• Emergency repairs carried out by the owner. • Residential conversion scheme approved.
Thorpe Hall, Thorpe on the Hill (Grade II*)	• Project Team established to establish viable development which will restore Thorpe Hall. • Residential use options being appraised leading to planning application in 2015.

- 5.3.2 Members have shown a significant interest in the First White Cloth Hall, one of Leeds' most important listed building, which has been derelict for many decades. Significant progress has been made in securing funding for the restoration of the First White Cloth Hall with substantial amounts offered by the Heritage Lottery Fund and English Heritage. Officers are negotiating with the owner to secure an option agreement which would allow the Council or a charitable trust to develop a feasible end use, lease the building and carry out its restoration.

- 5.3.3 In addition to the priority cases, good progress has been made towards the refurbishment and re-use of several other Buildings at Risk.

- Former Highroyds Hospital (now Chevin Park), Menston; at least two thirds of this large complex of listed buildings has been converted to the residential use.
- Wharfedale Hospital, Otley: refurbishment to residential use is underway.

- Mansion Gate, Chapel Allerton: discussions are taking place with a developer to find a new use which will result in the refurbishment of the property and remove the blight to the neighbouring properties.
- Oakwood Clock: a community-led project has secured a substantial sum from the Heritage Lottery Fund supplemented by private donations to carry out a refurbishment of this council-owned building

5.3.4 The City Council-owned Buildings at Risk are a diverse range of buildings which can be divided into two groups: those within the 'civic estate', which the Council will retain, and those which it may dispose of. The first group is the most challenging given the competing calls on the City Council's budget and may require bids to outside agencies such as the Heritage Lottery Fund.

5.0 Consultation and Engagement

5.1 Consultation and Engagement

6.1.1 This report is presented for information, therefore there has not been the need for consultation.

5.2 Equality and Diversity / Cohesion and Integration

5.2.1 There are no specific equality considerations arising from this report, as such it has not been necessary to prepare an Equality Impact Assessment.

5.3 Council policies and City Priorities

5.3.1 The strategy and actions are consistent with policy BC1 of the Leeds Unitary Development Plan which seeks to secure the retention, continued use and proper maintenance of listed buildings. They are also consistent with the aims of the Vision for Leeds, particularly the aims to make Leeds prosperous and sustainable and to make all Leeds' communities successful.

5.4 Resources and value for money

5.4.1 There are no implications for resources. Addressing disrepair is a cost saving in the long term.

5.5 Legal Implications, Access to Information and Call In

5.5.1 None

5.6 Risk Management

5.6.2 None

6 Conclusions

6.1 The city's stock of listed buildings (2,340 in total) is being re-surveyed to establish an accurate picture of their condition and establish priorities for intervention. It is likely that there is a significant number of listed buildings "at risk" which are not

known to the council. Currently, resources are being concentrated on five priorities which are highly graded listed buildings 'at risk' which will deteriorate rapidly without intervention. The number of Council-owned Buildings at Risk is being reduced by a combination of disposal or investment from the Council's maintenance programme and external grant-making bodies.

7 Recommendations

- 7.1 Joint Plans Panel is asked to note the contents of this report, in particular that work is progressing towards reducing the number of Buildings at Risk in the city.
- 7.2 Report to Derelict and Nuisance Sites Steering Group on the findings of the pilot Buildings at Risk survey.

8 Background documents

- 8.1 **None**