

Report of Chief Planning Officer

Report to Joint Plans Panel

Date: 16 July 2015

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 100 known Buildings at Risk which account for 4% of the total of listed buildings in the city. The City Council owns 21 Buildings at Risk.
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 The Buildings at Risk Register (appendix 1) lists the listed buildings “at risk”. It enables the Council to prioritise intervention which can range from partnership working with owners to the use of statutory powers to carry out repairs.

5 Main issues

5.1 Buildings at Risk Survey

- 5.1.1 An ongoing Building at Risk survey is being carried out by volunteers under the joint management of the City Council and Leeds Civic Trust which will give an up-to-date and comprehensive picture of the condition of listed buildings when it is finished by the end of this year.
- 5.1.2 The initial results of the survey suggest that number of Buildings at Risk is likely to be higher than was previously thought.

5.2 Buildings at Risk Register

- 5.2.2 The Buildings at Risk Register at Appendix 1 lists the 100 Buildings at Risk which are known to be at risk, accounting for 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.
- 5.2.3 The City Council owns 21 Buildings at Risk (marked with a Y in the right hand column of the register), which is disproportionately high. This is an increase in the 16 reported to Joint Plans Panel last year which is due to more accurate information rather than deterioration in Council assets.
- 5.2.4 Three listed buildings have been refurbished since the last report and are no longer considered to be Buildings at Risk Register:
- West Lodge, Farnley Lane, Otley (former Council asset) converted into a house
 - 1 Church Walk, off Kirkgate, city centre, converted to a pub (The Lamb and Flag).

- Oakwood Clock (Council-owned) has been refurbished by a community-led project with a substantial grant from the Heritage Lottery Fund matched by private donations.

5.3 Priorities

- 5.3.1 The priorities for 2015-2016 are set out in appendix 2 below with a summary of the action taken so far. Priority has been given to higher grade listed buildings (grade I and II*) and those causing significant harm to public amenity.
- 5.3.2 Members have previously shown a keen 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. A feasibility study is underway and negotiations are ongoing with the owner to secure an option agreement which would allow a long lease to be drawn down.
- 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 is undergoing conversion to residential use with at least two thirds of this large complex of listed buildings completed.
 - Wharfedale Hospital, Otley is being converted to residential use.
 - Mansion Gate, Chapel Allerton: a planning application has been lodged which will result in the refurbishment of the property and remove the blight to the neighbouring properties.
- 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.

5.3 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

Appendix 1: Buildings at Risk Register 2015

Table 2: Buildings at Risk in Leeds		
Address	Ward	LCC owned
Adel Reformatory	Adel and Wharfedale	Y
Old block at Cookridge Hospital, Hospital Lane, Ireland Wood	Adel and Wharfedale	N
Ida Convalescent Hospital, Hospital Lane, Ireland Wood	Adel and Wharfedale	N
Armley Park Plaque approximately 40 metres east of Fountain, Stanningley Road	Armley	Y
Armley Park Plaque Approximately 40 metres west of Fountain, Stanningley Road	Armley	Y
Mike's Carpets, Stanningley Road	Armley	N
Redcote Canal Bridge (Bridge 224), Redcote Lane	Armley	N
Weir and Sluice Gates at NGR 2658 3497 Approximately 450 metres North West of Burley Mills, Kirkstall Road	Armley	N
Weir on River Aire at NGR 2655 3488, Kirkstall Road	Armley	N
Holbeck Cemetery: memorial to Henry Marsden	Beeston&Holbeck	N
Pair of Lamp Post Approximately 3 metres to West of Church of St Thomas, Stanningley Road	Bramley&Stanningley	N
Weir and retaining walls on the River Aire, Pollard Lane, Leeds, LS4	Bramley&Stanningley	N
Monument to Sarah Kidney, Beckett Street Cemetery	Bramley&Stanningley	N
Mount St Mary's Church, Church Road, Richmond Hill	Burmatofts&Richmond Hill	N
York Road Library	Burmatofts&Richmond Hill	N
Boundary wall to Church of St Saviour	Burmatofts&Richmond Hill	N
Mansion at former Chapel Allerton Hospital	Chapel Allerton	N
Boundary wall to Newton Villas Nos. 66 - 70	Chapel Allerton	N
66 and 68, Armley Road	City&Hunslet	N
Former Majestic Cinema, City Square	City&Hunslet	N
Hunslet Mill, 23 and 25 Goodman Street	City&Hunslet	N
21A Goodman Street	City&Hunslet	N
Drying House to Victoria Mill, Atkinson Street	City&Hunslet	N
Victoria Mill, Atkinson Street	City&Hunslet	N
Six K6 Telephone Kiosks Outside General Post Office, City Square	City&Hunslet	N
37 and 39, Hunslet Road and 6 and 8, Sheaf Street	City&Hunslet	N
41 and attached wall and railings, 41 Hunslet Road and 10 Sheaf Street	City&Hunslet	N
16 and 18 Crown Point Road, 35 Hunslet Road and 2 and 4 Sheaf Street	City&Hunslet	N
First White Cloth Hall, 98-101, Kirkgate	City&Hunslet	N
Templar House, Lady Lane	City&Hunslet	N
Temple Mill, Marshall Street, Holbeck	City&Hunslet	N
Gate lodge at Temple Mill, Holbeck	City&Hunslet	N
Dovecote attached to Manston Hall Farm, Manston Lane	Cross Gates&Whinmoor	N
Barn west of Farnley House, Hall Lane	Farnley&Wortley	Y
Gazebo and cart-shed to Farnley Hall, Hall Lane	Farnley&Wortley	Y
Stables west of gazebo at Farnley Hall, Hall Lane	Farnley&Wortley	Y
Meter House and two cottages south west of Stonebridge Mills, Stonebridge Lane	Farnley&Wortley	N
The Old Mill, Engine House and Boiler House at Stonebridge Mills, Stonebridge Lane	Farnley&Wortley	N
Row of workshops to the north of Stonebridge Mills, Stonebridge Lane	Farnley&Wortley	N
High Royds Hospital, Bradford Road	Guiselley&Rawdon	N

197 Main Street, Shadwell	Harewood	N
Milepost at NGR 351409, Bay Horse Lane	Harewood	N
Cottage opposite Gateways School, Harrogate Road	Harewood	N
Forge House, Home Farm	Harewood	
The Old Corn Mill, Harrogate Road	Harewood	N
Coachhouse at Arncliffe, 22 Shire Oak Road	Headingley	N
Eleanor Lupton Centre, Headingley Lane	Headingley	N
Summerhouse at Arncliffe, 22 Shire Oak Road	Headingley	
Former Corn Mill Building, Corn Mill Fold, Low Lane, Horsforth	Horsforth	N
Stables and Barn at Ling Bob Farmhouse, Scotland Lane, Horsforth	Horsforth	N
K6 Telephone Kiosk adjacent to the Old Kings Arms Public House, The Green	Horsforth	N
The Tower of Woodhouse Grove School, Apperley Lane	Horsforth	N
Former Farmhouse approx 10m north east of Ling Bob Farmhouse, Scotland Lane, Horsforth	Horsforth	N
Mawer Memorial approximately 20 metres south west of tower of Church of St Mark, St Mark's Road	Hyde Park& Woodhouse	N
Memorial to Queen Victoria, Woodhouse Moor	Hyde Park& Woodhouse	Y
Fearnville, Dib Lane	Killingbeck&Seacroft	N
33-37 High Street, Kippax	Kippax&Methley	N
Ledston Hall	Kippax&Methley	N
Ledston Luck Colliery winding house, Barnsdale Road, Kippax		Y
13 and Abbey Mills, 13 Abbey Road	Kirkstall	Y
Ford and Weir on river Aire	Kirkstall	N
Kirkstall Forge buildings with halve hammers, slitting mill machinery, Abbey Road	Kirkstall	N
Kirkstall Forge former cottages now offices, Abbey Road	Kirkstall	N
Kirkstall Forge former stables now garages, Abbey Road	Kirkstall	N
The Rising Sun Public House, 290 Kirkstall Road	Kirkstall	N
Spinning or weaving sheds at Burley Mills, Kirkstall Road	Kirkstall	N
Stank Hall Barn, Dewsbury Road	Middleton Park	Y
Stank Hall, Dewsbury Road	Middleton Park	Y
New Hall, Dewsbury Road	Middleton Park	Y
Thorpe Hall, Middleton Lane	Middleton Park	N
Meanwood Hall, Parkside Road, Meanwood	Moortown	N
Drighlington Junior School, Whitehall Road	Morley North	N
Church of St Mary-on-the- Hill, Troy Road	Morley South	N
Scatcherd Mausoleum, Church of St Mary-on-the- Hill, Troy Road	Morley South	N
Pair of K6 Telephone Kiosks, Market Place, Otley	Otley&Yeadon	N
19, Crow Lane, Otley	Otley&Yeadon	N
Garden Alcove in the Garden at rear of 6, Boroughgate, Otley	Otley&Yeadon	Y
The Mechanics' Institute, 4-8 [even], Cross Green, Otley	Otley&Yeadon	Y
Main block and adjoining ancillary buildings at Wharfedale General Hospital, Newall Carr Road, Otley	Otley&Yeadon	N
Outbuildings to west of Throstle Nest Farmhouse, Weston Lane, Otley	Otley&Yeadon	N
Former infirmary block and retaining Wall and steps at Wharfedale General Hospital, Newall Carr Road, Otley	Otley&Yeadon	N
Wharfedale General Hospital, Newall Carr Road, Otley	Otley&Yeadon	N
Pair of Cemetery Chapels at Otley Cemetery, Cross Green, Otley	Otley&Yeadon	Y
Clumpcliffe Gazebo, Methley Lane	Rothwell	N
Kennels east side, south of gazebo, Methley Lane	Rothwell	N
Kennels west side, south of gazebo, Methley Lane	Rothwell	N
Former Fothwell Infants School, Carlton Lane	Rothwell	N
Barn South of Roundhay Grange	Roundhay	N
Pigeon House 150m to NW of Red Hall House, Red Hall Lane	Roundhay	Y

Fountain, Templenewsam Park	Templenewsam	Y
Little Temple, Templenewsam Park	Templenewsam	Y
Boundary wall to north, Templenewsam Park	Templenewsam	Y
Bridge over Avenue Ponds, Templenewsam Park	Templenewsam	Y
Barn and outbuildings at Park Farmhouse, Park Farm, Colton	Templenewsam	Y
Smithy to rear of number 11 The Green, Thorpe Arch	Wetherby	N
Font bowl adjacent to north west buttress of tower of Church of All Saints, Church Causeway, Thorpe Arch	Wetherby	N
Cartshed/granary at Hall Farm approximately 120 metres to south west of farmhouse	Wetherby	N
62, High Street, Clifford, LS23	Wetherby	N
Outbuildings approx. 10 metres south east of 62 High Street	Wetherby	
Barn on north side of farmyard adjacent to west side of Headley Hall, Spen Common Lane, Bramham Moor	Wetherby	N

Appendix 2: Building at Risk Priorities 2015-2016

Building at Risk	Summary of action taken
First White Cloth Hall, Kirkgate (Grade II*)	• Urgent repairs carried out. • Heritage Lottery Fund and English Heritage grant aid secured (approx. £0.75 million). • Feasibility study to identify viable project leading to rebuilding and re-use. • Negotiations with owner to secure an option for long term lease. • Discussion with owner about further urgent works.
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. • Discussion with owner about further emergency works.
Stank Hall Barn, Beeston (Grade II*)	• Temporary roof installed and improved perimeter fencing erected. • Condition survey carried out to identify further emergency works and cost of carrying out full refurbishment and inform feasibility study. • Project team formed to steer project to find sustainable new use.
Hunslet Mill	• Discussion with owner about viability of new uses. • Project team formed to steer project to find sustainable new use.
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.