

## Report of Chief Planning Officer

### Report to Joint Plans Panel

**Date: 14 July 2016**

**Subject: Buildings at Risk**

|                                                                                                                                              |                              |                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|----------------------------------------|
| Are specific electoral Wards affected?<br>If relevant, name(s) of Ward(s):                                                                   | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Are there implications for equality and diversity and cohesion and integration?                                                              | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Is the decision eligible for Call-In?                                                                                                        | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Does the report contain confidential or exempt information?<br>If relevant, Access to Information Procedure Rule number:<br>Appendix number: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> 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 89 known Buildings at Risk which account for 3.6% of the total of listed buildings in the city. The City Council owns 18 Buildings at Risk.
4. The City Council has a strategy to deal with Buildings at Risk which has assisted with 11 buildings being repaired since the last report in 2015.

### 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 lower than was previously thought.

#### **5.2 Buildings at Risk Register**

- 5.2.2 The Buildings at Risk Register at Appendix 1 lists the 89 Buildings at Risk which are known to be at risk, accounting for 3.6% of the total of listed buildings in the city. This is a reduction of 11 buildings since last year’s report which is the result of properties being refurbished and also improved information.
- 5.2.3 The City Council owns 14 Buildings at Risk (marked with a Y in the right hand column of the register), which is disproportionately high. This is a decrease in the 16 reported to Joint Plans Panel last year which is due to the properties no longer being in Council ownership.

#### **5.3 Priorities**

- 5.3.1 The priorities for 2016-2017 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 with significant regeneration potential (the “Big Five”).
- 5.3.2 Members have previously shown a keen interest in the First White Cloth Hall, one of Leeds’ most important listed buildings, 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 Historic England. A feasibility study has been carried out which has identified a

viable option and negotiations are ongoing to secure the freehold of the building. Work on restoring the building is due to be complete in 2019.

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.

- Mike's Carpets, Stanningley Road, Armley, is undergoing a high quality refurbishment. This has received funding from the Heritage Lottery Fund and the City Council through the Armley Townscape Heritage Initiative.
- 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. Work is due to start on the main block in 2017.
- St John's Church, Roundhay, is being repaired having being closed as a church for several years. It is intended to reopen as a place of worship, possibly in association with a wider community use.
- York Road Library is being stabilised structurally after many years of neglect. This is in advance of refurbishment for a new use.
- Drighlington Junior School, Whitehall Road has undergone conversion to residential use.

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 the Core Strategy which seeks to secure the retention, continued use and proper maintenance of listed buildings. They are also consistent with the aims of Best Council Plan, particularly the objective to promote sustainable and inclusive growth.

#### **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 ongoing survey of the city's listed buildings (2,340 in total) has shown that the number of listed buildings at risk of neglect has reduced since the last report, due in part to refurbishment promoted by the city council. Resources are being concentrated on five priorities (the "Big Five") but the Council is also involved in the repair of numerous other Buildings at Risk with some notable successes. The number of Council-owned Buildings at Risk is being reduced mostly through disposal.

## **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 2016-2017

| <b>Table 2: Buildings at Risk in Leeds</b>                                                                 |                           |                  |
|------------------------------------------------------------------------------------------------------------|---------------------------|------------------|
| <b>Address</b>                                                                                             | <b>Ward</b>               | <b>LCC owned</b> |
| Adel Reformatory                                                                                           | Adel and Wharfedale       | Y                |
| Barn east of Old Hall Farm, Main Street                                                                    | Ardsley and Robin Hood    |                  |
| Thorpe Hall, Thorpe Lane                                                                                   | Ardsley and Robin Hood    |                  |
| 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                |
| Redcote Canal Bridge (Bridge 224), Redcote Lane                                                            | Armley                    |                  |
| Weir and Sluice Gates at NGR 2658 3497 Approximately 450 metres North West of Burley Mills, Kirkstall Road | Armley                    |                  |
| Weir on River Aire at NGR 2655 3488, Kirkstall Road                                                        | Armley                    |                  |
| Thorpe Hall, Middleton Lane                                                                                |                           |                  |
| Pair of Lamp Posts Approximately 3 metres to West of Church of St Thomas, Stanningley Road                 | Bramley&Stanningley       |                  |
| Weir and retaining walls on the River Aire, Pollard Lane, Leeds, LS4                                       | Bramley&Stanningley       |                  |
| Monument to Sarah Kidney, Beckett Street Cemetery                                                          | Burmantofts&Richmond Hill |                  |
| Mount St Mary's Church, Church Road, Richmond Hill                                                         | Burmantofts&Richmond Hill |                  |
| York Road Library                                                                                          | Burmantofts&Richmond Hill |                  |
| Mansion at former Chapel Allerton Hospital                                                                 | Chapel Allerton           |                  |
| 66 and 68, Armley Road                                                                                     | City&Hunslet              |                  |
| Former Majestic Cinema, City Square                                                                        | City&Hunslet              |                  |
| Hunslet Mill, 23 and 25 Goodman Street                                                                     | City&Hunslet              |                  |
| 21A Goodman Street                                                                                         | City&Hunslet              |                  |
| Drying House to Victoria Mill, Atkinson Street                                                             | City&Hunslet              |                  |
| Victoria Mill, Atkinson Street                                                                             | City&Hunslet              |                  |
| 37 and 39, Hunslet Road and 6 and 8, Sheaf Street                                                          | City&Hunslet              |                  |
| 41 and attached wall and railings, 41 Hunslet Road and 10 Sheaf Street                                     | City&Hunslet              |                  |
| 16 and 18 Crown Point Road, 35 Hunslet Road and 2 and 4 Sheaf Street                                       | City&Hunslet              |                  |
| First White Cloth Hall, 98-101, Kirkgate                                                                   | City&Hunslet              |                  |
| Templar House, Lady Lane                                                                                   | City&Hunslet              |                  |
| Temple Mill, Marshall Street, Holbeck                                                                      | City&Hunslet              |                  |
| Gate lodge at Temple Mill, Holbeck                                                                         | City&Hunslet              |                  |
| Dovecote attached to Manston Hall Farm, Manston Lane                                                       | Cross Gates&Whinmoor      |                  |
| Gazebo and cart-shed to Farnley Hall, Hall Lane                                                            | Farnley&Wortley           | Y                |
| Meter House and two cottages south west of Stonebridge Mills, Stonebridge Lane                             | Farnley&Wortley           |                  |
| The Old Mill, Engine House and Boiler House at Stonebridge Mills, Stonebridge Lane                         | Farnley&Wortley           |                  |
| Row of workshops to the north of Stonebridge Mills, Stonebridge Lane                                       | Farnley&Wortley           |                  |
| High Royds Hospital, Bradford Road                                                                         | Guiselley&Rawdon          |                  |
| 197 Main Street, Shadwell                                                                                  | Harewood                  |                  |
| Milepost at NGR 351409, Bay Horse Lane                                                                     | Harewood                  |                  |
| Cottage opposite Gateways School, Harrogate Road                                                           | Harewood                  |                  |
| Forge House, Home Farm                                                                                     | Harewood                  |                  |

|                                                                                                          |                        |   |
|----------------------------------------------------------------------------------------------------------|------------------------|---|
| The Old Corn Mill, Harrogate Road                                                                        | Harewood               |   |
| Coachhouse at Arncliffe, 22 Shire Oak Road                                                               | Headingley             |   |
| Eleanor Lupton Centre, Headingley Lane                                                                   | Headingley             |   |
| Summerhouse at Arncliffe, 22 Shire Oak Road                                                              | Headingley             |   |
| Former Corn Mill Building, Corn Mill Fold, Low Lane, Horsforth                                           | Horsforth              |   |
| K6 Telephone Kiosk adjacent to the Old Kings Arms Public House, The Green                                | Horsforth              |   |
| The Tower of Woodhouse Grove School, Apperley Lane                                                       | Horsforth              |   |
| Mawer Memorial approximately 20 metres south west of tower of Church of St Mark, St Mark's Road          | Hyde Park & Woodhouse  |   |
| Memorial to Queen Victoria, Woodhouse Moor                                                               | Hyde Park & Woodhouse  | Y |
| Fearnville, Dib Lane                                                                                     | Killingbeck & Seacroft |   |
| 33-37 High Street, Kippax                                                                                | Kippax & Methley       |   |
| Ledston Hall                                                                                             | Kippax & Methley       |   |
| Ledston Luck Colliery winding house, Barnsdale Road, Kippax                                              |                        |   |
| 13 and Abbey Mills, 13 Abbey Road                                                                        | Kirkstall              | Y |
| Ford and Weir on river Aire                                                                              | Kirkstall              |   |
| Kirkstall Forge buildings with halve hammers, slitting mill machinery, Abbey Road                        | Kirkstall              |   |
| Kirkstall Forge former cottages now offices, Abbey Road                                                  | Kirkstall              |   |
| Kirkstall Forge former stables now garages, Abbey Road                                                   | Kirkstall              |   |
| The Rising Sun Public House, 290 Kirkstall Road                                                          | Kirkstall              |   |
| Stank Hall Barn, Dewsbury Road                                                                           | Middleton Park         | Y |
| Stank Hall, Dewsbury Road                                                                                | Middleton Park         | Y |
| New Hall, Dewsbury Road                                                                                  | Middleton Park         | Y |
| Meanwood Hall, Parkside Road, Meanwood                                                                   | Moortown               |   |
| Coach House to the north of Croft House                                                                  | Morley House           |   |
| Croft House, Rods Mill Lane                                                                              | Morley South           |   |
| Church of St Mary-on-the-Hill, Troy Road                                                                 | Morley South           |   |
| Scatcherd Mausoleum, Church of St Mary-on-the-Hill, Troy Road                                            | Morley South           |   |
| Pair of K6 Telephone Kiosks, Market Place, Otley                                                         | Otley & Yeadon         |   |
| 19, Crow Lane, Otley                                                                                     | Otley & Yeadon         |   |
| 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 |
| Pair of Cemetery Chapels at Otley Cemetery, Cross Green, Otley                                           | Otley & Yeadon         | Y |
| Clumpcliffe Gazebo, Methley Lane                                                                         | Rothwell               |   |
| Kennels east side, south of gazebo, Methley Lane                                                         | Rothwell               |   |
| Kennels west side, south of gazebo, Methley Lane                                                         | Rothwell               |   |
| Former Fotherwell Infants School, Carlton Lane                                                           | Rothwell               |   |
| Barn South of Roundhay Grange                                                                            | Roundhay               |   |
| Pigeon House 150m to NW of Red Hall House, Red Hall Lane                                                 | Roundhay               | Y |
| Fountain, Temple Newsam Park                                                                             | Temple Newsam          | Y |
| Little Temple, Temple Newsam Park                                                                        | Temple Newsam          | Y |
| Boundary wall to north, Temple Newsam Park                                                               | Temple Newsam          | Y |
| Bridge over Avenue Ponds, Temple Newsam Park                                                             | Temple Newsam          | Y |
| Barn and outbuildings at Park Farmhouse, Park Farm, Colton                                               | Temple Newsam          | Y |
| Ida Convalescent Hospital, Hospital Lane, Ireland Wood                                                   | Weetwood               |   |
| Old block at Cookridge Hospital, Hospital Lane, Ireland Wood                                             | Weetwood               |   |
| Smithy to rear of number 11 The Green, Thorpe Arch                                                       | Wetherby               |   |
| Font bowl adjacent to north west buttress of tower of Church of All Saints, Church Causeway, Thorpe Arch | Wetherby               |   |
| Cartshed/granary at Hall Farm approximately 120 metres to south west of farmhouse                        | Wetherby               |   |
| 62, High Street, Clifford, LS23                                                                          | Wetherby               |   |
| 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               |   |

## Appendix 2: “Big Five” Building at Risk Priorities 2016-2017

| Building at Risk                                | Summary of action taken                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| First White Cloth Hall, Kirkgate (Grade II*)    | <ul style="list-style-type: none"> <li>• Further urgent repairs carried out following service of urgent works notice on the owner.</li> <li>• Heritage Lottery Fund and English Heritage grant aid secured (approx. £0.75 million).</li> <li>• Feasibility study to identify viable project leading to rebuilding and re-use.</li> <li>• Negotiations ongoing with owner to secure an option for long term lease.</li> <li>• Discussions ongoing with owner about further urgent works.</li> </ul> |
| Temple Mill and Temple Lodge, Holbeck (Grade I) | <ul style="list-style-type: none"> <li>• Temporary support and roof covering installed. Façade partly rebuilt.</li> <li>• Structural surveys and repair options carried out.</li> <li>• Ongoing discussion with owner and potential partners to find sustainable use which will lead to restoration.</li> <li>• Urgent works carried by owner to make roof weathertight.</li> </ul>                                                                                                                |
| Stank Hall Barn, Beeston (Grade II*)            | <ul style="list-style-type: none"> <li>• Temporary roof installed and improved perimeter fencing erected.</li> <li>• Condition survey carried out to identify further emergency works and cost of carrying out full refurbishment and inform feasibility study.</li> <li>• Project team formed to realise a sustainable new use.</li> </ul>                                                                                                                                                        |
| Hunslet Mill                                    | <ul style="list-style-type: none"> <li>• Project team formed to steer project to realise a sustainable new use.</li> <li>• Discussion with owner about viability of re-use.</li> <li>• Valuation and condition reports commissioned to establish viability of different uses.</li> </ul>                                                                                                                                                                                                           |
| Thorpe Hall, Thorpe on the Hill (Grade II*)     | <ul style="list-style-type: none"> <li>• Project Team established to establish viable development, including enabling land.</li> <li>• Urgent works requested by City Council.</li> </ul>                                                                                                                                                                                                                                                                                                          |