

Report of Chief Planning Officer

Report to Joint Plans Panel

Date: 22nd June 2017

Subject: Buildings at Risk

Are specific electoral Wards affected? 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? If relevant, Access to Information Procedure Rule number: 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 97 known Buildings at Risk which is 4% of the total of listed buildings in the city. One listed building has been removed from the register since the last report in 2016.
4. The City Council owns 17 Buildings at Risk.
5. The City Council is taking active measures to deal with Buildings at Risk which should result in the repair of several listed buildings and the eventual refurbishment and re-use of several more.

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 at appendix 1 shows the listed buildings known to be “at risk” in the city. There are various actions that the Council can take to address disrepair ranging from partnership-working with owners to the use of statutory powers such as urgent works notices, allowing the Council to carry out urgent works in default.

5 Main issues

5.1 Buildings at Risk Survey

- 5.1.1 There is 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 picture of the condition of listed buildings when it is finished by the end of this year.
- 5.1.2 It is intend to publicise the end of the survey and also to start an outreach programme with the owners of listed buildings highlighting the benefits of building maintenance.

5.2 Buildings at Risk Register

- 5.2.1 The Buildings at Risk Register at Appendix 1 shows the 97 listed buildings known to be at risk, accounting for 4% of the total of listed buildings in the city. This is a net increase of eight since last year’s report which is a consequence of improved information from the ongoing Buildings at Risk survey rather than a sudden worsening in the condition of listed buildings in the city.
- 5.2.2 Only one listed building has been removed from the register since 2016 due to the demolition of the ruinous Horsforth Corn Mill rather than repair or refurbishment. However, there are several Buildings at Risk about to start or undergoing refurbishment which will be reflected in next year’s results.
- 5.2.3 The City Council owns 17 Buildings at Risk (marked with a Y in the right hand column of the register). This is a net decrease of one since last year due to the sale of garden alcove in the garden at rear of 6 Boroughgate, Otley, now being repaired.

5.3 Priorities

- 5.3.1 The “Big Five” priorities for 2017-2018 are set out in appendix 2 with a summary of progress so far. These are higher grade listed buildings (grade I and II*) which in some cases have significant regeneration potential for the surrounding areas.
- 5.3.2 Members have shown a keen interest in the First White Cloth Hall, one of Leeds’ most important listed buildings. Since the last report, the acquisition of the FWCH has been completed by Rushbond who are developing a refurbishment scheme with the intention of applying for planning permission this year and starting on site early in the new year. An existing resolution by the Council to start CPO proceedings is likely to remain until the development starts.
- 5.3.3 In addition to the “Big Five” priority cases, significant progress has been made towards the refurbishment and re-use of several other Buildings at Risk.
- York Road Library is likely to be converted gym and fitness centre following submission of a planning application which will restore this important landmark on one of the key roads into the city.
 - 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 already completed. Work is due to start on the main block in 2017.
 - Former Rothwell Junior School, Whitehall Road has been converted to residential use following disposal by the Council
 - Former Chapel Allerton Hospital is being converted to flats following a long engagement with the Council to find a new use.
- 5.3.4 The Council is also intervening in several other vacant Buildings at Risk which are causing blight to the surrounding area or attracting antisocial behaviour:
- St John’s Church, Roundhay remains without a use. Despite several attempts to repair the building, further emergency works are required and an urgent works notice has been served by Council on the trustees specifying those works.
 - Former Cookridge Hospital has been vacant since it closed as a hospital more than a decade ago. The two listed building of the old hospital are part of a bigger development site with their refurbishment tied by a S106 agreement to the completion of the residential development. The developer has been asked to provide a schedule of emergency works, including improved security, while proposals for re-use of the vacant listed buildings are brought forward.
- 5.3.5 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. Buildings at Risk within civic estate such as several listed buildings within Templenewsam Park are 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 (2,443 in total) has shown that the number of listed buildings at risk of neglect has increased since the last report, due mainly to better information resulting from the Building at Risk survey rather than a sudden deterioration in the condition of the city's listed buildings. Resources are being concentrated on five priorities (the "Big Five") but the Council is also intervening in numerous other Buildings at Risk. 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 2017

Table 2: Buildings at Risk in Leeds				
Address	Ward	LCC owned	Listing Grade	Listed building number
Ice House at Cookridge Hall	Adel and Wharfedale		II	1375192
Adel Reformatory	Adel and Wharfedale	Y	II	1393509
Barn east of Old Hall Farm, Main Street	Ardsley and Robin Hood		II	1251092
Thorpe Hall, Thorpe Lane	Ardsley and Robin Hood		II*	1135039
Armley Park Plaque approximately 40 metres east of Fountain, Stanningley Road	Armley	Y	II	1256004
Armley Park Plaque Approximately 40 metres west of Fountain, Stanningley Road	Armley	Y	II	1256007
Redcote Canal Bridge (Bridge 224), Redcote Lane	Armley		II	1256165
Weir and Sluice Gates at NGR 2658 3497 Approximately 450 metres North West of Burley Mills, Kirkstall Road	Armley		II	1375057
Weir on River Aire at NGR 2655 3488, Kirkstall Road	Armley		II	1375059
Pair of Lamp Posts Approximately 3 metres to West of Church of St Thomas, Stanningley Road	Bramley and Stanningley		II	1256016
Weir and retaining walls on the River Aire, Pollard Lane, Leeds, LS4	Bramley and Stanningley		II	1375482
Monument to Sarah Kidney, Beckett Street Cemetery	Burmatofts and Richmond Hill		II	1256308
Mount St Mary's Church, Church Road, Richmond Hill	Burmatofts and Richmond Hill		II*	1255558
Presbytery at St Mary's Convent Church, Church Road	Burmatofts and Richmond Hill		II	1255559
York Road Library	Burmatofts and Richmond Hill		II	1255621
Calverley Old Hall, 14-24 Woodhall Road	Calverley and Farsley		I	1265966
Mansion at former Chapel Allerton Hospital	Chapel Allerton		II	1256047
Potternewton Park Mansion	Chapel Allerton		II	1256051
66 and 68, Armley Road	City and Hunslet		II	1256389
Former Majestic Cinema, City Square	City and Hunslet		II	1375048
Hunslet Mill, 23 and 25 Goodman Street	City and Hunslet		II*	1256253
21A Goodman Street	City and Hunslet		II	1256252
Drying House to Victoria Mill, Atkinson Street	City and Hunslet		II	1256355
Victoria Mill, Atkinson Street	City and Hunslet		II	1256342
37 and 39, Hunslet Road and 6 and 8, Sheaf Street	City and Hunslet		II	1255569
41 and attached wall and railings, 41 Hunslet Road and 10 Sheaf Street	City and Hunslet		II	1255571
16 and 18 Crown Point Road, 35 Hunslet Road and 2 and 4 Sheaf Street	City and Hunslet		II	1375260

First White Cloth Hall, 98-101, Kirkgate	City and Hunslet		II*	1375042
Templar House, Lady Lane	City and Hunslet		II	1375065
Temple Mill, Marshall Street, Holbeck	City and Hunslet		I	1375162
Gate lodge at Temple Mill, Holbeck	City and Hunslet		II*	1375166
Dovecote attached to Manston Hall Farm, Manston Lane	Cross Gates& Whinmoor		II	1375155
Pigeon House 150m to NW of Red Hall House, Red Hall Lane	Cross Gates and Whinmoor	Y	II	1256164
Barn approximately 75m west of Farnley Hall, Hall Lane	Farnley&Wortley	Y	II	1256107
Meter House and two cottages south west of Stonebridge Mills, Stonebridge Lane	Farnley&Wortley		II	1255991
The Old Mill, Engine House and Boiler House at Stonebridge Mills, Stonebridge Lane	Farnley&Wortley		II	1255993
Row of workshops to the north of Stonebridge Mills, Stonebridge Lane	Farnley&Wortley		II	1255990
Row of three cottages to the north west of Stonebridge Mills, Stonebridge Lane	Farnley&Wortley		II	1255986
High Royds Hospital, Bradford Road	Guiseley& Rawdon		II	1240191
197 Main Street, Shadwell	Harewood		II	1375132
	Harewood		II	1268450
Milepost at NGR 351409, Bay Horse Lane				
Cottage opposite Gateways School, Harrogate Road	Harewood		II	1226351
	Harewood		II	1226631
Forge House, Home Farm				
	Harewood		II	1265964
The Old Corn Mill, Harrogate Road				
	Headingley		II	1256048
Coachhouse at Arncliffe, 22 Shire Oak Road				
	Headingley		II	1255938
Eleanor Lupton Centre, Headingley Lane				
	Headingley		II	1256046
Summerhouse at Arncliffe, 22 Shire Oak Road				
K6 Telephone Kiosk adjacent to the Old Kings Arms Public House, The Green	Horsforth		II	1240190
The Tower of Woodhouse Grove School, Apperley Lane	Horsforth		II	1240194
Church of St Peter, Town Street, Rawdon	Horsforth		II	1135590
Mawer Memorial approximatley 20 metres south west of tower of Church of St Mark, St Mark's Road	Hyde Park& Woodhouse		II	1256146
Memorial to Queen Victoria, Woodhouse Moor	Hyde Park& Woodhouse	Y	II*	1255642
Fearnville, Dib Lane	Killingbeck&Seacroft		II	1375342
33-37 High Street, Kippax	Kippax&Methley		II	1237465
Ledston Hall	Kippax&Methley		I	1237569
Gate piers on former drive, approx. 150m north of Ledston Hall	Kippax&Methley		II	1237512
Ledston Luck Colliery winding house, Barnsdale Road, Kippax	Kippax&Methley		II	1237513
13 and Abbey Mills, 13 Abbey Road	Kirkstall	Y	II	1256706

Kirkstall Forge buildings with halve hammers, slitting mill machinery, Abbey Road	Kirkstall		II	1256648
Kirkstall Forge former cottages now offices, Abbey Road	Kirkstall		II	1256649
Kirkstall Forge former stables now garages, Abbey Road	Kirkstall		II	1256650
The Rising Sun Public House, 290 Kirkstall Road	Kirkstall		II	1375060
Stank Hall Barn, Dewsbury Road	Middleton Park	Y	II*	1375339
Stank Hall, Dewsbury Road	Middleton Park	Y	II	1375338
New Hall, Dewsbury Road	Middleton Park	Y	II	1375337
Church of St Mary, Town Street	Middleton Park		II	1255815
Meanwood Hall, Parkside Road, Meanwood	Moortown		II	1375476
Coach House to the north of Croft House	Morley South		II	1250517
Croft House, Rods Mill Lane	Morley South		II	1313456
Church of St Mary-on-the- Hill, Troy Road	Morley South		II	1135116
Scatcherd Mausoleum, Church of St Mary-on-the-Hill, Troy Road	Morley South		II	1250654
Pair of K6 Telephone Kiosks, Market Place, Otley	Otley&Yeadon		II	1135231
19, Crow Lane, Otley	Otley&Yeadon		II	1135268
Garden Alcove in the Garden at rear of 6, Boroughgate, Otley	Otley&Yeadon		II	1135288
The Mechanics` Institute, 4-8 [even], Cross Green, Otley	Otley&Yeadon	Y	II	1200204
Pair of Cemetery Chapels at Otley Cemetery, Cross Green, Otley	Otley&Yeadon	Y	II	1250551
Church of St Andrew, Haw Lane	Otley&Yeadon		II	1313171
Clumpcliffe Gazebo, Methley Lane	Rothwell		II*	1135669
Kennels east side, south of gazebo, Methley Lane	Rothwell		II	1184432
Kennels west side, south of gazebo, Methley Lane	Rothwell		II	1135670
Church of St John the Evangelist, Oulton	Rothwell		II*	1135676
Barn to south of Number 7, Oulton Lane	Rothwell		II	1135682
Barn South of Roundhay Grange	Roundhay		II	1255709
Fountain, Templenewsam Park	Templenewsam	Y	II	1255945
Little Temple, Templenewsam Park	Templenewsam	Y	II	1255949
Boundary wall to north, Templenewsam Park	Templenewsam	Y	II	1255951
Bridge over Avenue Ponds, Templenewsam Park	Templenewsam	Y	II	1255912
Barn and outbuildings at Park Farmhouse, Park Farm, Colton	Templenewsam	Y	II	1375408
Ida Convalescent Hospital, Hospital Lane, Ireland Wood	Weetwood		II	1255593
Old block at Cookridge Hospital, Hospital Lane, Ireland Wood	Weetwood		II	1255595

Smithy to rear of number 11 The Green, Thorpe Arch	Wetherby		II	1115676
Font bowl adjacent to north west buttress of tower of Church of All Saints, Church Causeway, Thorpe Arch	Wetherby		II	1116232
Cartshed/granary at Hall Farm approximately 120 metres to south west of farmhouse	Wetherby		II	1135030
62, High Street, Clifford,LS23	Wetherby		II	1313484
Outbuildings approx. 10 metres south east of 62 High Street	Wetherby		II	1135023
Barn on north side of farmyard adjacent to west side of Headley Hall, Spen Common Lane, Bramham Moor	Wetherby		II	1200561
Bramham Biggin	Wetherby		II*	1135632

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

Building at Risk	Summary of progress
First White Cloth Hall, Kirkgate (Grade II*)	<ul style="list-style-type: none"> Grant aid secured from Heritage Lottery Fund and Historic England (approx. £0.75 million). Several phases of urgent works carried out by previous and current owner at the request of the Council. Council seeks acquisition but ownership transferred to Rushbond Plc. New owner in discussion with Council and other stakeholders including Historic England and Leeds Civic Trust to agree a refurbishment to begin next year.
Temple Mill and Temple Lodge, Holbeck (Grade I)	<ul style="list-style-type: none"> Temporary support and roof covering installed following partial collapse in 2008. Burberry show an intent to restore Temple Mill as part of a re-location of manufacturing to Leeds, but these plans have recently been “paused”. Urgent works carried by owner to make roof weathertight but further works have been requested by the Council as water is still entering the building.
Stank Hall Barn, Beeston (Grade II*) NB: Council-owned	<ul style="list-style-type: none"> Temporary roof installed and improved perimeter fencing erected by Council. Condition survey carried out to identify further emergency works and cost of carrying out full refurbishment and to inform feasibility study. Project team formed to a sustainable new use. Prospectus being drawn up for disposal.
Hunslet Mill	<ul style="list-style-type: none"> Project team formed to steer project to realise a sustainable new use. Valuation and condition reports commissioned to assess viability of development for various uses.
Thorpe Hall, Thorpe on the Hill (Grade II*)	<ul style="list-style-type: none"> Project group formed with owner’s agent to progress a viable development proposal. Owner is considering a “special circumstances” case for development in the Green Belt to fund the refurbishment of Thorpe Hall.