

**Report of Chief Planning Officer**

**Report to Joint Plans Panel**

**Date: 28 June 2012**

**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. There are 92 listed buildings on the Buildings at Risk register which accounts for 3.8% of the total of listed buildings in the city
2. The City Council has a strategy to deal with Buildings at Risk which has assisted with eight buildings being removed from the register of Buildings at Risk
3. The City Council owns 18 Buildings at Risk and efforts are being made to address their poor condition.

**Recommendations**

4. 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.

## **1 Purpose of this report**

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

## **2 Background information**

- 2.1 Following a report on the First White Cloth Hall to City Centre Plans Panel of 12<sup>th</sup> March, a request was made for a report to Joint Plans Panel on Buildings at Risk in Leeds. 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.

## **3 Main issues**

### **3.1 Buildings at risk register**

- 3.1.1 The Conservation Team has compiled a Register of Buildings at Risk since the 1990s when the City Council was awarded a grant by English Heritage to carry out a survey of all the listed buildings in the city (approximately 2,500). It has been updated at regular intervals based on the working knowledge of officers and the current version is included at the end of this report. There are likely to be Buildings at Risk which are not known to officers, but these are probably in single figures.
- 3.1.2 There are 92 listed buildings on the register (attached as appendix 1) which accounts for 3.8% of the total of listed buildings in the city. Comparisons with other local authorities are not easy to come by but Bradford has 3% of its listed buildings at risk and Bristol has less than 2% of its listed buildings at risk.
- 3.1.3 Since 2009 when the register was last updated, there has been a net reduction of four listed buildings from the Buildings at Risk register. Eight listed buildings have been removed from the register which include Tower Works at Globe Road, Holbeck (a major regeneration project funded by Yorkshire Forward), St Margaret of Antioch on Cardigan Road, Woodhouse (converted by a voluntary group into the Left Bank events space with grant assistance from English Heritage) and St Mark's Church, St Mark's Road, Woodhouse (a former Anglican church repaired and brought back into use as a church by another denomination).
- 3.1.4 The City Council owns 18 of the Buildings at Risk which accounts for 19% of the total number of the buildings on the register. This is a disproportionately high given the City Council's ownership of listed buildings as a whole.

### **3.2 Strategy**

- 3.2.1 A three point strategy has been adopted to reduce the number of Buildings at Risk:
- Information gathering  
Accurate and up-to-date information on the condition of listed buildings is the key to responsive and timely intervention. Ideally, there should be a survey of all the listed buildings in the District once a year, but the resource implications of this cannot currently be met. Instead, the register is updated based on the working knowledge of officers and "intelligence" from local amenity societies and members of the public. Leeds Civic Trust has agreed to use its resources to

carry out targeted surveys to improve the accuracy of the Building at Risk register.

- Prioritisation

In determining priorities, the *rate* of deterioration of a building is considered to be more significant than condition. The priority categories used in the register reflect this viewpoint. The second consideration is the grade of the Building at Risk with the higher grade listed buildings (grade I and II\*) dealt with first. Table 1 below lists the priority cases for 2012-2013 with a summary of action taken so far.

- Taking action

There is a range of measures available to the City Council to bring about the repair of Buildings at Risk. Self evidently, the measures taken should relate to the cause of disrepair, which is usually a combination of factors. The City Council has statutory powers to carry out repairs in default but it is often better to work with the owner and facilitate repair and re-use by seeking to overcome the obstacles to re-use, finding development partners and securing grants. For each Building at Risk, the precise combination of measures is set down in an action plan which is regularly reviewed against objectives.

3.2.2 The task of dealing with Buildings at Risk will be helped by the recent formation of the Derelict and Nuisance Sites Steering Group which will bring increased resources and a corporate focus which was previously lacking. In particular, the Conservation Team is working with colleagues in Regeneration to develop a delivery programme which could include building preservation trusts as an option for sustainable building repair and management

### **3.3 Priorities**

3.3.1 The priorities for 2012-2013 are listed in table 1 (attached as appendix 2) with a brief description of the action taken so far. As mentioned already, the Building at Risk priorities have been set by a combination of the priority classifications (A-C) in the register and listing grade (grade I and II\*).

3.3.2 Aside from the priority cases, the Conservation Team is actively involved with many of the remaining Buildings at Risk, seeking emergency repairs to prevent further decline and involving owners in discussion about new uses to ensure their long term survival. For instance, emergency repairs were secured to York Library following the issuing of an urgent works notice and the owner has been recently contacted to secure further repairs. Similarly, emergency repairs were carried out by the owner to the Mansion House, Chapel Allerton after an urgent works notice was served. In these cases and others, temporary repairs are a stop-gap until new uses are found and the City Council is actively encouraging this.

3.3.3 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. With the latter group, which includes Adel Reformatory and the important group of buildings at Stank Hall, disposal would secure much needed investment by tying their repair to the sensitive development of the wider setting. Finding solutions for the former group, which includes the five listed buildings at Temple Newsam and the statue of Queen Victoria on Woodhouse Moor, is challenging given the competing calls on the City Council's budget and may require

bids to outside agencies such as the Heritage Lottery Fund. Surveys are being commissioned to establish the costs involved in repairing these structures.

## **4.0 Consultation and Engagement**

### **4.1 Consultation and Engagement**

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

### **4.2 Equality and Diversity / Cohesion and Integration**

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

### **4.3 Council policies and City Priorities**

4.3.1 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.

### **4.4 Resources and value for money**

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

### **4.5 Legal Implications, Access to Information and Call In**

4.5.1 None

### **4.6 Risk Management**

4.6.1 None

## **5 Conclusions**

5.1 The City Council is actively seeking solutions for most of the listed buildings on the Buildings at Risk register and has had some notable successes, despite the slow down in development activity. Resources are being concentrated on seven priorities which are highly graded listed buildings 'at risk' where there is no identified solution. The number of Council-owned Buildings at Risk will be reduced by a combination of disposal or investment from the Council's maintenance programme and grant-making bodies.

## **6 Recommendations**

6.1 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 Background documents**

**None**

## Appendix 1

Heritage at Risk in Leeds – as at June 2012									
Street No.	Street Name	Building Name	Locality	LCC owned	Grade	Condition	Occupancy	PRIORITY for action	TARGET
<b>Listed buildings at risk</b>									
<b>City Centre</b>									
98-100	Kirkgate	First White Cloth Hall	City Centre		II*	very bad	vacant	A	1
	Lady Lane	Templar House	City Centre		II	poor	vacant	D	
2	Lambert's Arcade	(off Lower Briggate)	City Centre		II	poor	vacant	C	
	Marshall Street	Temple Mill	Holbeck		I	very bad	Part occupied	A(D)	1
	Marshall Street	Gate lodge at Temple Mill	Holbeck		II*	poor	n/a	C(D)	1
	Church Rd	Mount St Mary's Church	Richmond Hill		II*	poor	vacant	C	1
<b>North East</b>									
	Manston Lane	Dovecote attached to Manston Hall Farm	Austhorpe		II	poor	n/a	C	
	Harehills Lane	Mansion at former Chapel Allerton Hospital	Chapel Allerton		II	poor	vacant	C	
	Henconner Lane	Boundary wall to Newton Villas Nos. 66 - 70	Chapel Allerton		II	poor	n/a	C	
62	High St		Clifford		II	poor	pt vacant	C (C)	
	Harrogate Rd	Cottage opposite Gateways School	Harewood		II	poor	vacant	C	
	Harrogate Rd	The Old Corn Mill	Harewood		II	poor	vacant	C	
	Harrogate Rd	Forge House, Home Farm, Stank	Harewood		II	poor	vacant	C (B)	
	Wetherby Rd	Barn S of Roundhay Grange	Roundhay		II	poor	vacant	C	
	Wetherby Rd	St Johns Parish church	Roundhay		II	poor	vacant	D	
<b>East</b>									
	Beckett Street	Cemetery Monument to Sarah Kidney	Burmantofts		II	poor	n/a	C	
	Park Rd	Barn and outbuildings at Park Farmhouse	Colton	■	II	poor	n/a	C	
	Dib Lane	Fearnville	Hollin Park		II	very poor	vacant	C	
33-37	High Street		Kippax		II	poor	part vacant	C	
	York Rd	Former York Rd Library	Richmond Hill		II	poor	vacant	C(D)	
	The Green	The Grange	Seacroft		II	poor	vacant	D	
	The Green	Coach House to The Grange	Seacroft		II	poor	vacant	D	
197	Main Street		Shadwell		II	poor	pt vacant	C	
	Thwaite Lane	Stable E of Thwaite Mill	Stourton	■	II	poor	n/a	C	
	Temple Newsam Park	Fountain	Temple Newsam	■	II	poor	n/a	C	
	Temple Newsam Park	Little Temple	Temple Newsam	■	II	poor	n/a	C	
	Temple Newsam Park	Boundary wall to N	Temple Newsam	■	II	poor	n/a	C	
	Temple Newsam Park	Bridge over Avenue Ponds	Temple Newsam	■	II	poor	n/a	C	
<b>South</b>									
	Fairfax Road	Holbeck Cemetery: memorial to Henry Marsden	Beeston		II	poor	n/a	C (C)	
	Dewsbury Rd	Stank Hall Barn	Beeston	■	SAM/II*	very bad	vacant	A	1
	Dewsbury Rd	Stank Hall	Beeston	■	II	very bad	vacant	A (C)	
	Dewsbury Rd	New Hall	Beeston	■	II	very bad	vacant	A (C)	
	Whitehall Road	Drighlington Junior School	Drighlington		II	poor	vacant	A	
35	Hunslet Rd		Hunslet		II	poor	vacant	C	
37 & 39	Hunslet Rd		Hunslet		II	poor	vacant	C	
41	Hunslet Rd		Hunslet		II	poor	vacant	C	
23 & 25	Goodman St	Hunslet Mill	Hunslet		II*	poor	vacant	C(B)	1
21A	Goodman St	Victoria Works	Hunslet		II	poor	vacant	C(B)	
	Atkinson St	Drying House to Victoria Mill	Hunslet		II	poor	vacant	C(B)	
	Atkinson St	Victoria Mill	Hunslet		II	poor	vacant	C(B)	
	Methley Lane	Clumpcliffe Gazebo	Methley		II*	very bad	vacant	B(D)	1
	Methley Lane	Kennels E side, S of gazebo	Methley		II	very bad	vacant	B(D)	
	Methley Lane	Kennels W side, S of gazebo	Methley		II	very bad	vacant	B(D)	
	Troy Road	Church of St Mary-on-the-Hill	Morley		II	poor	vacant	D	
	Troy Road	Scatcherd Mausoleum & churchyard, St Mary's	Morley		II	poor	n/a	C	
	Ellerby Rd	Boundary wall to Church of St Saviour	Richmond Hill		II	poor	n/a	C	
	Church Street	Rothwell Castle (chapel ruin)	Rothwell		SAM	poor	n/a	C	
	Middleton Lane	Thorpe Hall	Thorpe-on-the-Hill		II*	very bad	vacant	C	1
	Haigh Moor Rd	Barn E of No. 183	West Ardsley		II	poor	vacant	D	
<b>West</b>									

<b>West</b>									
2	Branch Road	Mike's Carpets	Armley		II	poor	p/t vacant	<b>C</b>	
257	Upper Town St	Lodge to Manor House	Bramley		II	poor	vacant	<b>D (A)</b>	
	Kirkstall Rd	Spinning or weaving range at Burley Mills	Burley		II	poor	vacant	<b>C</b>	
	Kirkstall Rd	Weir sluice gates NW of Burley Mills	Burley		II	poor	n/a	<b>C</b>	
	Hall Ln	Barn W of Farnley Hall	Farnley	■	II	poor	n/a	<b>D</b>	
	Hall Ln	Gazebo & cart-shed to Farnley Hall	Farnley	■	II	poor	n/a	<b>C</b>	
	Hall Ln	Stables W of gazebo at Farnley Hall	Farnley	■	II	poor	n/a	<b>C</b>	
	Stonebridge Ln	Meter House & 2 cottages SW of St'bridge Mill	Farnley		II	very poor	vacant	<b>B (C)</b>	
	Stonebridge Ln	The Old Mill, Engine House and Boiler House at Stonebridge Mills	Farnley		II	very poor	vacant	<b>B</b>	
	Stonebridge Ln	Row of workshops to the north of Stonebridge Mill	Farnley		II	poor	vacant	<b>B</b>	
	Low Lane	Former Corn Mill, Corn Mill Fold	Horsforth		II	very bad	vacant	<b>A (B)</b>	
	Scotland Ln	Former farmhouse NE of Ling Bob	Horsforth		II	very bad	vacant	<b>B (A)</b>	
	Scotland Ln	Stables and barn NW of Ling Bob Farmhouse	Horsforth		II	very bad	vacant	<b>B (A)</b>	
	Abbey Rd	Abbey Mills	Kirkstall	■	II	poor	part vacant	<b>C</b>	
	Commercial Rd	Ford and weir on River Aire	Kirkstall		II	poor	n/a	<b>C</b>	
	Kirkstall Rd	Weir on River Aire	Kirkstall		II	poor	n/a	<b>C</b>	
	Pollard Lane	Weir and retaining walls on River Aire	Newlay		II	fair	n/a	<b>C</b>	
	Mount Pleasant Road	Former Pudsey Grangefield School	Pudsey		II	poor	vacant	<b>B</b>	
	Pollard Lane	Revetment wall to Whitecote House	Whitecote		II	poor	n/a	<b>C</b>	
<b>North West</b>									
	Tile Lane	Adel Reformatory	Adel	■	II	poor	vacant	<b>C</b>	
	Beckett Park	Victoria Arch	Beckett Park		II	poor	n/a	<b>C (B)</b>	
	Smithy Ln	Stable etc E of Moseley Farmhouse	Cookridge		II	poor	vacant	<b>C (F)</b>	
	Grosvenor Mount	Boundary walls	Headingley		II	poor	n/a	<b>C</b>	
	Grosvenor Rd	Boundary wall E of 1 Grosvenor Terr	Headingley		II	poor	n/a	<b>C</b>	
	Grosvenor Rd	Boundary wall to Grosvenor House	Headingley		II	poor	n/a	<b>C</b>	
	Grosvenor Rd	Boundary wall to Ridgeway House	Headingley		II	poor	n/a	<b>C</b>	
	North Hill Road	Wall and gates to no 17	Headingley		II	poor	n/a	<b>C</b>	
22D	Shire Oak Rd	Coachhouse at Arncliffe	Headingley		II	poor	vacant	<b>C</b>	
	Shire Oak Rd	Summerhouse & pierced wall at Arncliffe	Headingley		II	very bad	n/a	<b>A</b>	
	St Michael's Rd	Bollards and railings to Parish Hall	Headingley		II	poor	n/a	<b>C</b>	
	Hospital Lane	Old block at Cookridge Hospital	Ireland Wood		II	fair	vacant	<b>D</b>	
	Hospital Lane	Ida Convalescent Hospital	Ireland Wood		II	fair	poor	<b>D</b>	
	Otley Rd	Columbarium at Lawnswood Cemetery	Lawnswood	■	II	poor	n/a	<b>C</b>	
	Bradford Road	Main Building at High Royds & P&Garden	Menston		II	poor	vacant	<b>C</b>	
	Cross Green	Pair of Cemetery Chapels at Otley Cemetery	Otley	■	II	poor	vacant	<b>C</b>	
19	Crow Ln	Former workshop	Otley		II	poor	vacant	<b>C</b>	
	Farnley Lane	Lodge and gates	Otley	■	II	poor	vacant	<b>C</b>	
	Newall Carr Road	Entrance at Wharfedale Hospital	Otley		II	poor	vacant	<b>C</b>	
	Newall Carr Road	Infirmery block at Wharfedale Hospital	Otley		II	poor	vacant	<b>C</b>	
	Newall Carr Road	Main block & anc. bldgs. at Wharfedale Hosp.	Otley		II	poor	vacant	<b>C</b>	
	St Mark's Rd	Churchyard wall & churchyard, St Mark's	Woodhouse		II	poor	n/a	<b>C</b>	
	Woodhouse Ln	Memorial to Queen Victoria	Woodhouse Moor	■	II*	poor	n/a	<b>C</b>	
	Woodhouse Ln	Wall and gate piers to Kingston Terrace	University		II	poor	n/a	<b>C</b>	

Table 1: Building at Risk Priorities 2012-2013

Building at Risk	Summary of action taken
First White Cloth Hall, Kirkgate  (Grade II*)	<ul style="list-style-type: none"> <li>• Emergency repairs carried out by owner following demolition.</li> <li>• Bid submitted to Heritage Fund for funding to restore the First White Cloth Hall with a decision likely in late July. The owner has committed to carrying out the restoration in 2013.</li> <li>• Master planning of Kirkgate quarter underway to support restoration and regeneration of wider area.</li> </ul>
Temple Mill and Temple Lodge, Holbeck  (Grade I)	<ul style="list-style-type: none"> <li>• Temporary support and roof covering installed . Façade rebuilt but reconstruction of vaults delayed until structural solution has been found.</li> <li>• Pro-active discussion with owner at regular intervals about options for sustainable long-term use which will aid regeneration of Holbeck.</li> </ul>
Mount St Mary's Church, Richmond Hill  (Grade II*)	<ul style="list-style-type: none"> <li>• Permission for residential conversion, but no scheme of conversion is likely in medium term.</li> <li>• Emergency repairs negotiated with owner</li> <li>• Inspection to be carried out to determine whether further emergency repairs are required.</li> </ul>
Stank Hall Barn, Beeston  (Grade II*)	<ul style="list-style-type: none"> <li>• Emergency works carried out by City Council, but condition of buildings continues to decline.</li> <li>• Options for enabling developed being considered to fund conversion of buildings to new use.</li> </ul>
Hunslet Mill, Hunslet  (Grade II*)	<ul style="list-style-type: none"> <li>• Emergency repairs secured by S106 agreement.</li> <li>• Discussion started with owners about future uses and redevelopment of wider site which is of strategic importance in the lower Aire valley.</li> </ul>
Clumpcliffe Gazebo, Methley  (Grade II*)	<ul style="list-style-type: none"> <li>• Planning permission granted for residential conversion but not implemented.</li> <li>• Discussion with new owners about emergency repairs and re-sue.</li> </ul>
Thorpe Hall, Thorpe on the Hill  (Grade II*)	<ul style="list-style-type: none"> <li>• Thorpe Hall taken out of Green Belt and allocated for employment use in UDP to enable re-use, but not thought to be viable.</li> <li>• Project Team established, including owners, to find new use.</li> <li>• English Heritage are considering request for funding emergency works.</li> </ul>

