

Buildings at Risk Update

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Date: 14th March 2018

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Key Decision? **NO**

Local Ward Members All wards have the potential to be affected.



Overview & Scrutiny

1. Executive Summary

- 1.1 A register is kept of all the listed buildings within the district that are considered to be at risk. This report will update members on the register and the work being carried out to get assets repaired and off the register.

2. Recommendations

- 2.1 That members note the contents of this report.

3. Background

- 3.1 The owners of listed buildings are under no legal obligation to maintain their property in a good state of repair; even though it is in their interests to do so. Therefore it is considered best practise for Local Planning Authorities to monitor the condition of their listed buildings and take action where appropriate to ensure they are adequately maintained.
- 3.2 Lichfield District currently includes 762 listed structures, 21 conservation areas and 16 Scheduled Ancient Monuments. It is considered best practise to monitor the condition of all heritage assets, to maintain an 'At Risk' Register and to work towards finding a long term future for these assets.
- 3.3 Historic England publish an annual Heritage at Risk (HAR) register which includes all Grade I and Grade II* listed buildings, conservation areas, scheduled ancient monuments. The latest HAR register has 8 entries for Lichfield District, this includes 1 Conservation Area (Fazeley and Bonehill), 4 Listed Buildings (Church of St John the Baptist, Edingale, Angel Croft Hotel, Beacon Street, Lichfield, Church Tower north of Church of St John, St Johns Hill, Shenstone and Manor House, Hamstall Ridware). The other 3 sites are Scheduled Ancient Monuments and are outside the control of the District Council.
- 3.4 The following table gives some background to the sites in the Historic England's Heritage at Risk Register;

Site	Present situation February 2018
Church of St John the Baptist, Edingale	The church of St John the Baptist has C13 origins and consists of a nave with a west tower and a chancel with a north side organ chamber. Several phases of past repairs, remodelling and rebuilding are clearly evident but works to renew roof coverings, high level stonework and rainwater goods are urgently required. A Listed Places of Worship Roof Repairs Grant awarded in June 2016 has facilitated the renewal of the tower, nave and chancel roof coverings, parapet gutter linings, rainwater goods and new surface water drainage but extensive high level masonry repairs remain outstanding.

Manor House, Hamstall Ridware	Porch, walls and gatehouse to timber framed C15 country house, substantially altered in C16 and C18 with brick hall, tower and courtyard walls. The site is privately owned and is considered to be in very poor condition. The tower remains as a prominent garden folly with considerable structural issues. The house is still in use, but the tower is derelict and in very bad condition. The owner is working with Historic England to manage vegetation and a detailed recording survey has been completed. Further structural assessment of the site is needed.
Angel Croft Hotel, Beacon Street, Lichfield	A fine three storey hotel, built c1750 in brick with ashlar dressings. The railings and gates are included in its listing. The building has been empty for some time and is owned by Friel Homes. Permission was granted for conversion to apartments with an agreement to secure the repair of the gates and railings. Works commenced in 2017 and are ongoing. Railings have been removed for specialist repairs and will be returned in early 2018. Works to make the building fully weathertight should be completed in 2018.
Church Tower north of Church of St John, St Johns Hill, Shenstone	This is a C13 derelict church tower with later alterations. It is owned by the Church of England and there are no current plans for future use of the tower. The site is considered to be in very poor condition. The building was recently inspected and a detailed schedule of repairs has been carried out. A very positive meeting was held recently and Historic England are looking to fund repairs to the building although this is not likely to take place until 2020-2021.

- 3.5 Historic buildings are at their most vulnerable when they are neglected, left empty and start to deteriorate. The visual evidence of disuse can itself begin the downward spiral because it advertises the building as an easy target for vandals and thieves. Prompt action will prevent repair costs escalating and avoid the loss of historic fabric.
- 3.6 For comparison the total number of Grade I and II* listed buildings on the Historic England HAR in Staffordshire is 31 giving an average of 3.1 buildings over the 10 local authorities. However, the various authorities have different numbers of Grade I and II* buildings so for a more accurate comparison, as a percentage of our Grade I and II* listed buildings this is 5.3%. This compares favourably with the range of percentages for the other districts which are outlined in the table below.

District	Number of Grade I and II*	Number at Risk	%
Cannock Chase	8	0	0
East Staffordshire	78	2	2.6
Lichfield	75	4	5.3
Newcastle-under-	27	3	11.1

Lyme			
Peak District	22	1	4.5
South Staffordshire	57	1	1.8
Stafford	92	2	2.2
Staffordshire Moorlands	85	8	9.4
Tamworth	8	1	12.5
City of Stoke-on-Trent (UA)	19	9	47.7

3.7 In addition to this, Lichfield District Council maintain a register of the Grade II listed buildings that are considered to be at risk. The entries are below with brief updates, as can be seen positive progress is being made with 3 of these sites. The register is reviewed annually and data provided as part of the AMR.

Site	Present situation February 2018
115 Main Street, Alrewas	One of a pair of houses incorporating a shop. C17th. LBC was granted in 2016 for the re-building of the gable end. Repairs are in progress and are nearly complete. This building is likely to be removed from the register in 2018.
Armitage URC, Armitage	Congregational Chapel. 1820 extended later C19th. This property has been vacant for a number of years. An application to convert it to a house was refused in 2007. No suitable new use has yet been found.
Stonehouse Cottages, Armitage	Pair of houses. Late C17th with early C18 and C19th alterations. These houses are in the ownership of Ideal Standard (UK) and have been vacant for a number of years.
Remains of Bellamour Old Hall, Colton	Remains of early C17 house. Attic storey was removed c1840 and partly demolished in 1960's. Building is in very poor condition.
Bonehill Mill, Fazeley	Early C19th Watermill with later additions. This building was badly fire damaged in 2010. It was scaffolded but no the site has no roof and so is open to the elements. In same ownership as and forms a historic grouping with 122 Lichfield Street which is also on this list and 116-120 Lichfield Street.
Fazeley Mill (Tolsons), Fazeley	Textile Factory 1886. Site previously had planning permission for conversion of historic mill to residential apartments and new build residential use on rest of the site. This permission

	lapsed and a new planning application has been submitted for a similar scheme. Buildings is still partly in use but it is not weathertight and so it continues to slowly deteriorate.
122 Lichfield Street, Fazeley	Early C19th Mill House. Property has been vacant for many years. In very poor condition and not weathertight. In the same ownership as and forms a historic grouping with Bonehill Mill (also on the register) and 116-120 Lichfield Street which are also Grade II listed.
L-shaped out buildings, Bucks Head Farm, Hints	Farm outbuildings comprising barns and former smithy. Mid to late C18th with C19th Additions. Under threat from HS2, they will be retained but other buildings on the site are being demolished for HS2 so the route will run very close. LDC is seeking re-assurances from HS2 that the buildings will be adequately maintained.
Kings Bromley Manor Garden walls and pavilion, Kings Bromley	Walls and pavilions C18th. In multiple ownerships. Repairs needed, at risk of further deterioration.
25 St John Street, Lichfield	Two storey retail property. In private ownership. Roof repairs were carried out in 2012 shortly after the property became vacant. Property was going through probate.
Tithe Barn, Church Lane, Mavesyn Ridware	Barn and stables, late C17th. In private ownership. Within grounds of The Old Rectory which is also Grade II listed but not at risk. Used as domestic storage.
Packington Hall, Swinfen & Packington	Country House, mid-C18th. Site previously had planning permission for conversion of the Hall to residential apartments with new build residential development to the rear of the site. Site is in new ownership and they have submitted a new application for a similar scheme. Building has recently been scaffolded and a temporary roof is now in place which will prevent the building deteriorating any further. LDC is working closely with the owners and is making regular site visits. Still concern over antisocial behaviour.

- 3.8 Buildings are surveyed over a rolling 5 year period. It is important to note that the number of buildings on the register can increase as well as decrease and that this is not necessarily a negative. Survey work may reveal buildings to be at risk that we were not previously aware of, but their inclusion on the register means that we can target resources at them. We also class buildings as vulnerable, these are not published on the list but are monitored more closely.
- 3.9 The Council has a small grant fund available of £10,000 per year. This is used to fund repairs to historic buildings at a rate of 25% of the total cost up to a maximum of £5,000. This is targeted at buildings either at risk or likely to become at risk and is a useful tool in encouraging timely and appropriate repairs to be carried out to important historic buildings.

- 3.10 If a building is considered to be at risk, in the first instance the local planning authority will make contact with owners as early as possible to draw their attention to the risks to their property, to suggest appropriate measures and find out their own plans for maintenance and reuse.
- 3.11 Most situations where a building is considered to be at risk can be resolved by negotiation. When negotiation fails, local authorities have a range of statutory enforcement powers at their disposal including section 215 Notices, Urgent Works Notices, Repairs Notices and other statutory enforcement tools and powers under the various Housing, Planning and Building Acts, to secure the future of historic buildings. At their lightest level they involve no more than the serving of formal warnings of action, but in the last resort they can lead to enforced repairs or compulsory purchase.

Alternative Options	1. The alternative option is not to monitor the condition of the Districts listed buildings and not to compile a Buildings at Risk Register. This would not allow the local planning authority to be proactive in its work to conserve the historic environment.
Consultation	1. No consultation has taken place.
Financial Implications	1. The cost of surveying the listed buildings and compiling the Building at Risk Register and of any action taken, either preventative or remedial will be met from existing budgets. 2. Historic Buildings Grant is an existing part of the budget for the Conservation and Urban Design Team.
Contribution to the Delivery of the Strategic Plan	1. These proposals support the aims of the District Council's Strategic Plan 2016 -20 to be a clean, green and welcoming place to live and specifically to maintain and enhance our heritage.
Equality, Diversity and Human Rights Implications	1. In monitoring the condition of listed buildings and by working towards preventing them from becoming vacant and at risk and by returning vacant buildings into use the Council is seeking to preserve and enhance its designated heritage assets for all future generations.
Crime & Safety Issues	1. The recommendations will have a positive impact on our duty to prevent crime and disorder within the District (Section 17 of the Crime and Disorder Act, 1988). By preventing historic buildings from becoming vacant and at risk and by returning vacant buildings into use there will be less opportunity for crime and disorder.

	Risk Description	How We Manage It	Severity of Risk (RYG)
A	Do not monitor the condition of the Districts listed buildings.	Work would only be reactive rather than proactive and the ability to conserve the Districts listed buildings would be diminished.	Yellow
B			
C			

D			
E			

Background documents

Relevant web links