



ENGLISH HERITAGE

HERITAGE AT RISK REGISTER 2008

HERITAGE AT RISK

This is the first English Heritage register of Heritage at Risk. It brings together information on Grade I and II* listed buildings nationally, Grade II listed buildings in London, and structural scheduled monuments (structures rather than earthworks and buried sites), known to English Heritage to be at risk through neglect and decay. Also included are details of registered battlefields and protected wreck sites at risk.

This document forms part of a wider initiative to assess the state of England's designated heritage assets in order to establish their condition and identify the threats which render them at risk. Having defined the scale of the problem, we will be able to calculate and prioritise the resources needed to bring these important historic sites back into good repair; and where appropriate, beneficial use, to ensure that they are maintained for both present and future generations.

The task of assessing condition and risk started with buildings. Following a survey of all listed buildings in London, English Heritage published in 1991 the first annual *Register of Buildings at Risk in London*. The success of London Region's work led to the national buildings at risk strategy in 1998, and publication of the *English Heritage Register of Buildings at Risk* covering all Grade I and II* listed buildings, and structural scheduled monuments, at risk and vulnerable. These two registers are now combined in this Heritage at Risk register.

The buildings at risk registers have enabled English Heritage and our partners in local authorities, building preservation trusts, funding bodies and the sector as a whole, to understand the issues, the extent of the problem and to prioritise action and resources. The annual updates have also allowed us to monitor progress in securing the future of buildings at risk and significant progress has been made.

The 1999 buildings at risk register was taken as the national baseline and since then, the proportion of England's highest-graded (I and II*) listed buildings at risk has fallen steadily from 3.8% in 1999 to 3.2% this year. Of the entries on the baseline 1999 register, 45% have been removed from the register as their futures have been secured; only six buildings have been lost. In London, the number of listed buildings of all grades at risk on the register has fallen by over a third, from 939 in 1991 to 572 this year.

While the condition of the nation's 30,687 Grade I and II* listed buildings – the most important 8% of the total national stock of designated buildings – is improving, surveys carried out for the first time show that England's other nationally designated heritage assets face much greater levels of risk.

English Heritage has assessed the nation's 19,695 most important archaeological sites ('scheduled monuments'), its 1,595 registered historic parks and gardens, its 43 registered battlefields and all the 45 protected wreck sites that lie off our coast. The results show significant variations in the proportions of each heritage asset at risk (see table 1).

The table below sets out the percentage at high risk of each nationally designated asset that has been assessed. The significant variations in the proportions at risk reflect important differences not only in the physical character of these historic assets, but also differences in the way in which they are used. Buildings generally have an economic value to their owners, particularly when capable of adaptive use. By contrast, monuments have little direct economic benefit, and as a result, often suffer from neglect. The main threats to historic parks, gardens and battlefields come from either neglect or from unsympathetic development. The main threats facing wreck sites are from the forces of the sea and natural decay.

TABLE 1

ASSET TYPE	NO. OF ASSETS	NO. OF ASSETS AT RISK	% AT RISK
GRADE I AND II* LISTED BUILDING ENTRIES	30,687	977	3.2%
GRADE II LISTED BUILDING ENTRIES IN LONDON	16,515	402	2.4%
SCHEDULED MONUMENTS	19,695	4,136	21%
REGISTERED PARKS AND GARDENS	1,595	112	7%
REGISTERED BATTLEFIELDS	43	8	18.6%
PROTECTED WRECK SITES	45	10	22%

1,680 NUMBER OF ENTRIES ON THE HERITAGE AT RISK REGISTER SO FAR

This initial assessment indicates the scale of the threat to our irreplaceable heritage. To enable us to assess these threats and monitor the level of risk, we will expand the *Heritage at Risk* register to cover nationally designated assets, conservation areas and places of worship over the coming years. As a first step, registered battlefields and protected wrecks are included on this year's register.

In parallel, we are encouraging local authorities to include details of nationally and locally designated assets at risk in their Historic Environment Records, so that they may in turn publish their own heritage at risk registers.

Inclusion in this register does not necessarily imply criticism of the owners of the sites listed, many of whom are actively seeking ways to secure their future. While we have tried to ensure that the information included is accurate, some errors and omissions are inevitable. We welcome further information and corrections.

For further information on the heritage at risk surveys, see the *Heritage at Risk* summary and the regional scheduled *Monuments at Risk* summaries (details on page 14, or on our website: www.english-heritage.org.uk/har). An interactive database providing information on all buildings at risk on this register, along with the list of registered battlefields and protected wrecks at risk can also be found on our website.



The register

content and assessment criteria

LISTED BUILDINGS AND STRUCTURAL SCHEDULED MONUMENTS AT RISK

The register includes Grade I and II* listed buildings and structural scheduled monuments (structures rather than earthworks), known to English Heritage to be at risk through neglect and decay, or vulnerable to becoming so. 'Listed' building is a building (or structure) which has been designated as being of 'special architectural or historic interest'. The older and rarer a building is, the more likely it is to be listed. Buildings less than 30 years old are listed only if they are of outstanding quality and under threat. Listed buildings are graded I, II* and II. Grade I and II* are particularly important buildings of outstanding interest, and together amount to 8% of all listed buildings. The remaining 92% are of special interest and are listed Grade II.

London Region

In addition to Grade I and II* listed buildings and structural scheduled monuments at risk, the London Region section includes:

- Grade II listed buildings at risk
- cemeteries, churchyards and burial grounds at risk from neglect, disrepair or vandalism if they are:
 - included on the *English Heritage Register of Parks and Gardens of Special Historic Interest and/or in conservation areas*
 - within the curtilage of listed churches or chapels, and contain tombs and monuments of notable quality.

Individual listed tombs are not included as separate items, but key buildings and structures such as lodges, chapels and catacombs, are shown.

Assessing Buildings at Risk – criteria for inclusion on the register

Buildings are assessed on the basis of condition and, where applicable, occupancy (or use). The condition of buildings on the register ranges from very bad condition to poor, fair and (occasionally) good and includes buildings that are vulnerable to becoming at risk because they are empty, under-used or face redundancy without a new use to secure their future.

Condition is graded as follows:

Very bad means a building where there has been structural failure or where there are clear signs of structural instability; (where applicable) there has been loss of significant areas of the roof covering, leading to major deterioration of the interior; or where there has been a major fire or other disaster affecting most of the building.

Poor means a building or structure with deteriorating masonry and/or a leaking roof and/or defective rainwater goods, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.

Fair means a building which is structurally sound, but in need of minor repair or showing signs of a lack of general maintenance.

Good means structurally sound, weather-tight and with no significant repairs needed.

Occupancy (or use) is noted, to the best of our knowledge, as vacant, part-occupied, occupied, or occasionally unknown; for many monuments, occupancy is not applicable.

Buildings capable of beneficial use are at risk if they are in:

- very bad or poor condition

and vulnerable if they are in:

- fair (and occasionally good) condition and vacant, partially occupied or about to be vacated as a result of functional redundancy, e.g. a hospital in the period of run-down to closure.

Buildings and monuments incapable of beneficial use are at risk if they are in:

- very bad or poor condition

and vulnerable if they are in:

- fair condition but lacking management arrangements to ensure their maintenance.

Assessing vulnerability in the case of buildings in fair condition necessarily involves judgement and discretion. A few buildings on the register are in good condition, having been repaired or mothballed, but a new use or owner is still to be secured.

Buildings are removed from the register when fully repaired/consolidated, their future secured, and where appropriate, occupied.

Priority for action

Once a building is identified as at risk or vulnerable and included on the register, priority for action is assessed on a scale of A to F. Priority for action is based on how fast a building is likely to deteriorate without intervention, and may not necessarily be those buildings in the worse condition may not necessarily be accorded the highest priority. 'A' is the highest priority for a building which is deteriorating rapidly with no solution to secure its future, and 'F' is the lowest priority where a repair scheme is in progress and an end use has been secured.

Priority for action is graded as follows:

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
- C** Slow decay; no solution agreed
- D** Slow decay; solution agreed but not yet implemented
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)
- F** Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

If the priority category has changed since the 2007 register, the previous category is given in brackets.

REGISTERED BATTLEFIELDS AT RISK

The Register of Historic Battlefields was established by English Heritage to encourage local authorities, owners and others to understand the importance of these sites. The criteria used to define registered battlefields are strict and currently there are 43 battlefields on the register. If a battlefield is registered, its essential character still exists.

While this designation introduces no additional statutory controls, one of its primary objectives is to encourage policies and other mechanisms that ensure that change and development affecting battlefields are sensitive and appropriate.

Assessing registered Battlefields at Risk – criteria for inclusion on the register

The risk of loss of historical significance to registered battlefields is assessed against four key criteria:

Landscape readability: is it still possible to understand the context of the battle by reading the landscape in which it was fought?

Landscape features: hedgerows, stands of trees, walls and other features may have had a significant impact on the battle by providing protection or allowing an element of surprise. Can their layout be appreciated as far as we are aware from our knowledge of the battle itself?

Archaeological integrity: archaeological investigation, primarily through the most carefully recorded metal detecting for musket balls and uniform fittings, is often the only way to identify the exact location of elements of a battle. Is this archaeology being disturbed in a way that will impact on our ability to assess the battle in the future?

Ambience: activities that have a negative impact on the setting of a site, whether through noise, development or infrastructure can all prevent a visitor from obtaining that understanding of a battlefield. Are there factors that are destroying the ambience to the extent that the setting of the site can no longer be understood?

Against each of these criteria, current condition and future vulnerability are taken into account. The first two criteria are designed to assess whether it is still possible for a visitor to be able to understand how the forces were deployed and hence why the battle progressed as it did. Much of the potential impact on these criteria is due to development pressure. However, agricultural practices can also impact on the landscape, both via one-off schemes such as land drainage and ongoing activities that progressively erode or damage the archaeology of the battlefield. The final criterion, 'ambience', establishes whether the setting of the site allows a visitor to appreciate the whole battlefield and the context within which it was fought.

In the course of the survey an assessment was made on whether the condition of the 43 registered battlefields is improving, stable or declining.

Sites deemed to be at high risk are included on this register:

The methodology for assessing risk is still in its infancy, as is broader management planning for historic battlefields; the refinement of both will be of crucial importance to the containment of future risk and the sustainable management of these special landscapes.

PROTECTED WRECK SITES AT RISK

England has 45 historic wreck sites that are designated under the Protection of Wrecks Act 1973. Wreck sites can be of importance for a number of different reasons: the distinctive design or construction of a ship, the story it can tell about its past, its association with notable people or events, its flora and fauna, or its role as a focus for the local community. The protected wreck sites include cargo vessels and armed merchantmen, warships and submarines. The majority of protected wreck sites are of either post-medieval (76%) or medieval (11%), with 13% of sites lying in the intertidal zone and all other sites are fully submerged. Records indicate that the Ministry of Defence owns almost a quarter of protected wreck sites, while a further 56% do not currently have a recorded owner. The remaining sites are largely owned by private individuals or trusts.

Wreck sites are vulnerable to both environmental and human impacts and because they are often in remote locations their management can also be challenging. Changes to their condition are characteristically difficult to anticipate and monitor.

In 2007 English Heritage assessed all 45 designated wreck sites in order to better understand their current condition and vulnerability, the way they are being managed at present, and what is needed to ensure that their significance is maintained.

Assessing Protected Wreck Sites at Risk – criteria for inclusion on the register

Three broad factors are considered when assessing the risk to protected wreck sites:

Condition: the current condition of the wreck, whether in optimal condition, generally satisfactory, generally unsatisfactory or having extensive problems;

Vulnerability: an assessment of the natural and anthropogenic influences on the site, and;

Trajectory: an assessment of the management regime and whether the monument condition is improving, remaining stable or experiencing unmanaged or inappropriate decline.

English Heritage recognises that natural processes, such as erosion, cannot always be prevented. Protected wreck sites that are subject to such forces will not be considered at risk if they are subject to a planned programme of managed change.

Protected wreck sites will be considered to be at high risk if there is a significant likelihood of loss or further loss of historical, archaeological or artistic significance within the foreseeable future. Sites deemed to be at high risk are included on this register.

Assessment at medium risk indicates that there is a reasonable likelihood of loss of historical, archaeological or artistic significance in the future if no change in the management regime takes place. Low risk usually indicates that the site is buried or is being managed in a way that is sympathetic to its historical, archaeological or artistic significance.

Results

BUILDINGS AT RISK

Of the 30,687 Grade I and II* listed building entries, 3.2% (977) are at risk overall through neglect and decay (or vulnerable to becoming so). This falls to 1.8% – 2.1% in the East of England, South East and South West; and rises to 7.4% in the North East.

Of the Grade I and II* listed building and structural scheduled monument entries on the 1999 baseline buildings at risk register, 45% have not been removed. The percentage removed from the baseline has decreased annually, from 7.6% in 2000 to 1.6% this year. Of the buildings on the 1999 baseline, 729 entries (51%) are still on this register. These buildings are the most intractable cases and give us most cause for concern.

The net decrease by 13% (from 1,428 in 1999 to 1,242 this year) of Grade I and II* buildings and structural scheduled monuments at risk masks a significant turnover in entries – while 934 entries were removed, 748 have been added. This year, for the first time since the baseline register was established, the number of buildings added (69) is greater than those removed (62).

Buildings that are economically repaired and brought back into use without public subsidy are more readily dealt with and removed from the register. In 1999, 16.7% of the entries on the buildings at risk register were economic to repair; this has since fallen to 12.8%. There are, again, significant regional differences, with only 4.4% that are economic to repair in the North West, compared to 37% in London.

Around 87% of the Grade I and II* buildings and structural scheduled monuments on this register require some subsidy to allow them to be repaired and, where applicable, brought back into use. It is estimated that the total subsidy needed is in the region of £400 million. Just under half of this relates to the 50 entries (4% of the total) with a 'conservation deficit' exceeding £1 million. Of these, 10 are located in the South East and 10 in the West Midlands.

Securing the future of a building on the register often takes many years and requires the commitment and determination of all involved: there are rarely quick fixes. The percentage of cases on the register in the positive categories (i.e. where solutions have been agreed or work is in progress) has increased by 4.5% to 29.5% since the creation of the baseline register. This is an indicator of buildings that will be removed from the register in the future. The percentage of cases in the positive categories is highest in London (38%) and lowest in the West Midlands (21%).

The percentage of buildings on the register that are capable of beneficial use (the most appropriate means of securing their future) is 42%, 3% less than in 1999. Much higher percentages apply in London (78%) and lower in the North East (22%).

A significant proportion (25%) of the buildings that are capable of beneficial use are also evaluated as being economic to repair and therefore have significant potential for repair and re-use.

22% of buildings on the register are or were domestic buildings, and we estimate that 74% could be returned to beneficial use if repaired. With the increasing demand for housing, these buildings represent an opportunity to address this demand in a sustainable way.

In London, the percentage of Grade II listed buildings at risk is 2.4% – lower than that (4.4%) for the higher-graded I and II* buildings.

REGISTERED BATTLEFIELDS AT RISK

Of the 43 registered battlefields, 8 (18.6%) are deemed to be at high risk of loss of historic significance and are included on the at risk register. A further 8 are deemed to be at moderate risk and 27 are at low risk.

The risks and threats identified are:

- development pressure – for example, because they lie on urban fringes or are subject to development pressures within the site
- arable cultivation
- unregulated metal detecting.

One major impact or a combination of several factors can be enough to raise the risk at a particular site. Of the eight sites deemed to be at high risk, all are in decline. Seven are affected by detrimental development pressures, while one is experiencing intensive farming and plough damage. All are in divided ownership.

PROTECTED WRECK SITES

10 (22%) of the 45 protected wreck sites are deemed to be at high risk from damage, decay or loss, unless action is taken, and are included on this register. 9 wrecks (20%) are at medium risk. Consequently, just over two-fifths of sites need remedial action to prevent further deterioration, loss or damage.

Reducing the risks

strategies for dealing with at risk assets

BUILDINGS AT RISK

Although steady progress has been made in securing the future of buildings on the register, it is clear that, on the whole, the less problematic buildings at risk can be dealt with more quickly, leaving a hard core of the most intractable cases. Tackling buildings at risk requires a long-term approach, and considerable success can be achieved when this is taken. In London, 92% of buildings on the original 1991 register have since been removed.

Over the ten year period from 1998 to 2008, English Heritage has offered a total of £49.9 million in grants to Grade I and II* listed buildings on the register. However, English Heritage's grant aid is limited in relation to demand. Grants from other public sources, notably the Heritage Lottery Fund, therefore continue to be essential in helping secure the future of buildings at risk. However, without more investment from yet other sources, a significant reduction in the total number of buildings at risk is unlikely, and the cost of dealing with the backlog will continue to grow.

Building preservation trusts can be the key to saving buildings at risk. Some trusts cover geographical areas; others specialise in particular types of building or are formed to save just one building. In recent years determined individuals and trusts have saved numerous buildings at risk, working in partnership with other organisations including funding bodies, English Heritage and local authorities.

What can English Heritage do?

English Heritage's role is primarily to provide practical advice, guidance and resources to local authorities and owners to secure the future of important buildings at risk. English Heritage's involvement in particular cases is determined by the importance of the building and the complexity of the issues. In problematic cases, English Heritage can help with analysis of the issues, investigation of the feasibility of options and brokering of the solutions. Buildings at risk will continue to be a priority for English Heritage repair grants.

To help local authorities make more frequent and timely use of their statutory powers, English Heritage runs a grant scheme to underwrite a significant proportion of the irrecoverable costs involved in serving Urgent Works and Repairs Notices.

In exceptional cases, English Heritage may itself acquire and repair a particularly important building at risk, where it is clear that the scale and complexities are such that direct involvement is the best way of securing the long term future of the building.

What can local authorities do?

Local authorities have a key role to play in protecting our historic environment. Taking action on neglected buildings requires a positive approach, which can be difficult in the face of limited resources and conflicting demands. Even though the challenge can seem daunting, expensive and unpredictable, allowing buildings to become derelict is, in the end, a waste of valuable resources.

Local authorities have a responsibility to ensure that buildings at risk are managed in a sustainable way by making the most of their embodied energy, as well as their intrinsic interest. Historic buildings can offer an environment that people enjoy and where people want to live and work, and as such, the repair of historic buildings is often a catalyst to the regeneration of an area.

The creation of a local at risk register is the first step in dealing with the solution to the problem; it is important to assess the scale of the problem, to prioritise resources and action and to monitor and analyse results.

Research in 2004 identified that 53% of local authorities in England maintained their own buildings at risk register covering all grades of listed buildings, with 30% publishing their registers. In 2008, the number of local authorities maintaining buildings at risk registers has increased marginally to 57%, although the percentage that publish has fallen to 26%.

A list of local planning authorities that publish building at risk registers can be found at www.english-heritage.org.uk/bar.

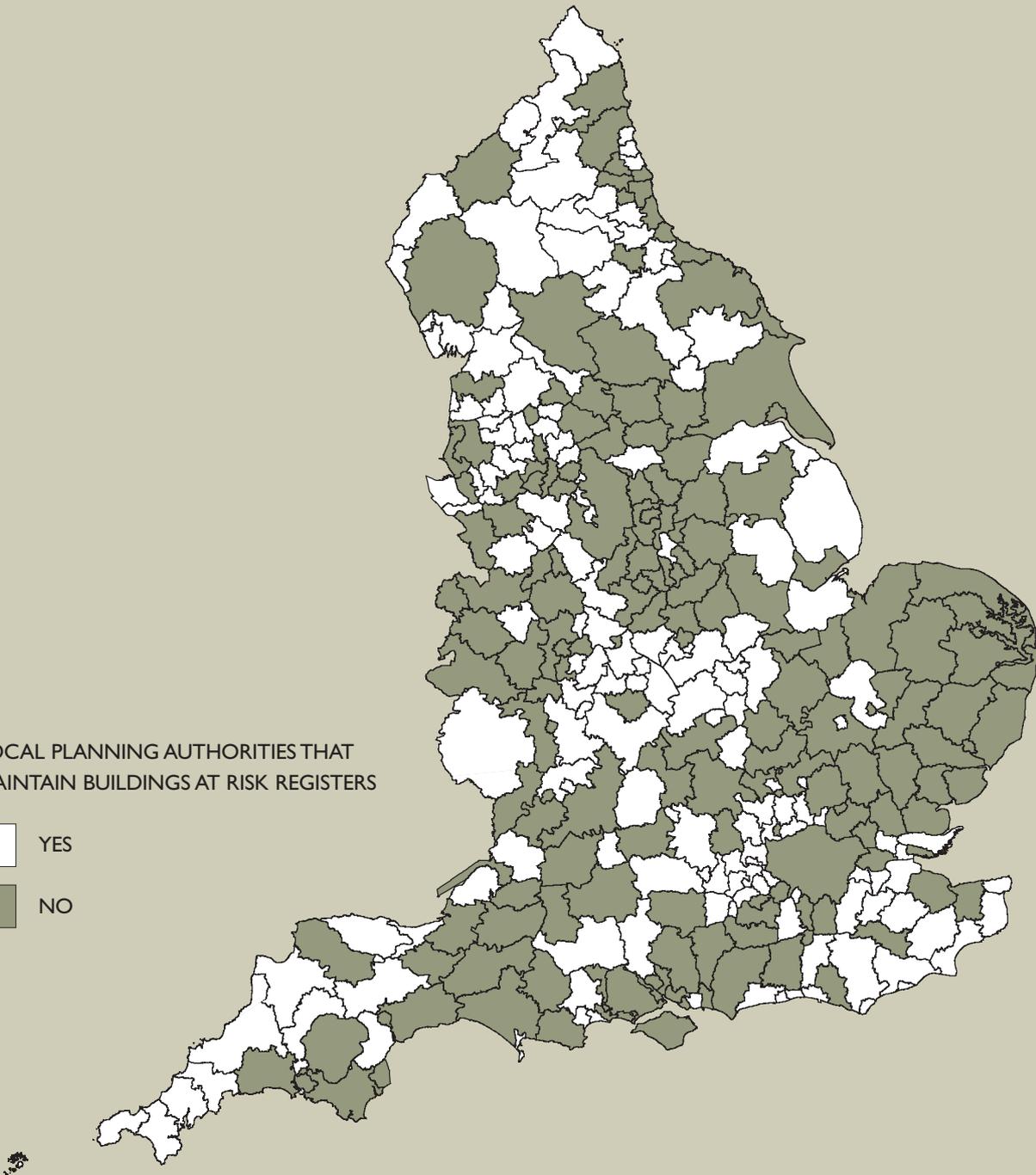
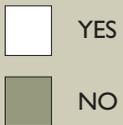
Local authorities can take action to secure the preservation of historic buildings and the use of statutory notices can be an effective tool. Some local authorities have a successful track record in taking statutory action, but generally, these powers are under-used. It is essential that local authorities make best use of their powers to secure buildings at risk, to 'stop the rot', and prevent the costs escalating beyond the point where it is economic to repair.

Guidance for local authorities on buildings at risk, along with other documents relating to heritage at risk, is listed on page 14 and is available on our website: www.english-heritage.org.uk/bar, or from the Historic Environment Local Management website at www.helm.org.uk

57%

OF LOCAL PLANNING AUTHORITIES
MAINTAIN THEIR OWN BUILDINGS
AT RISK REGISTERS COVERING ALL
GRADES OF LISTED BUILDINGS.
JUST UNDER HALF ARE PUBLISHED.

LOCAL PLANNING AUTHORITIES THAT
MAINTAIN BUILDINGS AT RISK REGISTERS



REGISTERED BATTLEFIELDS AT RISK

The limited level of statutory protection that registered battlefields receive means that there is relatively limited direct impact that English Heritage can have on their future. They are nevertheless significant historical sites to which English Heritage attaches great importance. It will therefore do everything it can to reduce the number of sites whose historical significance is currently at risk. It will also continue to encourage greater access to battlefields and improve their amenity value. Books, trails, guided walks and interpretation panels all help to increase visitors' appreciation of the impact these historic events had on our development as a nation.

What will English Heritage do to reduce the risk of loss?

- work with owners to develop management plans for registered sites on the basis of a model template
- work with owners to ensure that metal detecting activities are undertaken on a responsible basis
- work with Defra to encourage the conversion from arable to pasture of especially sensitive locations, for instance mass grave sites
- rewrite the guidance on the designation of battlefields as part of government's programme for Heritage.

Protection reform

- encourage the establishment of local 'friends of battlefields' groups
- consider assisting in the funding of battlefield management plans.

What can local authorities do to reduce the risk of loss?

- designate registered battlefields as conservation areas to provide further protection
- ensure that registered battlefields are explicitly taken into account in Local Development Frameworks
- encourage owners to develop footpaths and interpretation along key site lines and to create good vantage points
- notify the Battlefields Trust of planning applications affecting the setting of registered sites.

PROTECTED WRECK SITES AT RISK

The risks to protected wreck sites can sometimes be reduced simply through corporate and public education, provision of appropriate buoyage, or by informed planning policies and consents that take full account of the national importance of such sites. However, some sites require the investment of significant resources to stabilise their condition or to carry out detailed archaeological assessments of the conservation requirements.

What will English Heritage do to reduce the risk of loss?

English Heritage is committed to securing a year-on-year reduction in the number of historic sites at risk. We have therefore developed the Protected Wreck Sites at Risk Programme as part of our wider Heritage at Risk initiative, and are setting targets for reducing the types and degree of risk to England's protected wreck sites. At the strategic level, the major sources of risk to the condition of sites have been identified. At the individual site level, practical management needs have been identified and implemented through conservation management plans for high priority sites.

In spite of the inherent difficulties in caring for this type of site, careful management must be maintained if we are to pass them on to future generations in as good condition as reasonably possible. This requires close co-operation between the owners (where known) of protected wreck sites, authorised divers and all organisations charged with care for the marine environment.

What can others do to help?

Local authorities are able to react to foreshore infrastructure projects through the planning process, thereby securing the preservation of important remains in this intertidal zone.

Historic Environment Records maintained by local authorities are increasingly capturing data on wreck sites. Local management of such sites, without the need for statutory protection, can often be achieved through the participation of local and regional stakeholders.

There is no easy or immediate solution to the issues identified by the Protected Wreck Sites at Risk audit. Although English Heritage has a statutory power to allocate funds to promote the preservation and maintenance of protected wreck sites, its financial resources can only solve a small proportion of the problems. Other partners will also play a vital role in stabilising these important sites: concerted effort by owners, local and national government and the organisations that make decisions about our environment can make a real difference.

Key facts

- **3.2%** (977) of England's 30,687 Grade I and II* listed buildings or groups of buildings, which together comprise the most important 8% of our listed building stock are at risk of loss through neglect and decay. This falls to 1.8% – 2.1% in the East of England, South East and South West; and rises to 7.4% in the North East
- 18.6% (8) of England's 43 registered battlefields are deemed to be at high risk of loss of historic significance
- 22% (10) of England's 45 protected wreck sites are at high risk from damage, decay or loss

For Grade I and II* listed buildings and structural scheduled monuments on this register:

- The total of Grade I and II* listed buildings and structural scheduled monuments on this register is **1,242** entries comprising **1,398** items, compared to 1,428 entries comprising 1,615 items on the 1999 register
- This year, for the first year since the 1999 baseline, the number of entries on the register has increased from 1,235 entries comprising 1,385 items on the 2007 register, to **1,242** entries comprising **1,398** items on this register
- **45.4%** of entries have been removed from the baseline 1999 register as their futures have been secured (**1.6% this year**, 3.3% in 2007, 4.1% in 2006, 4.2% in 2005, 4.8% in 2004, 5.7% in 2003, 6.9% in 2002, 7.2% in 2001 and 7.6% in 2000)
- **Nationally, 57** entries have been removed from the 2007 register as their futures have been secured; a further 5 have been removed following reassessment, but **69** entries have been added
- During 2007-8 we offered grants to 66 buildings at risk, totalling **£4.1** million
- **20%** of items on this register remain in the highest priority category, A: 'immediate risk of further rapid deterioration or loss of fabric with no solution agreed'. This is highest in the North East and West Midlands where 29% and 28% respectively are in category A, compared to 7% in London
- Nationally, concrete progress is being made towards securing the future of **29.5%** of buildings on this register (28.4% in 2007, 30% in 2006, 29.8% in 2005, 29.7% in 2004, 27.5% in 2003, 26.1% in 2002, 28.2% in 2001, 27.5% in 2000 and 25% in 1999). The proportion rises to 38% in London and 35% in the East of England and falls to 21% in the West Midlands and 22% in the South West
- Overall, **42%** of entries on this Register are capable of beneficial use, sufficient to justify their maintenance once repaired (compared to 45% in 1999). The remainder need long term stewardship
- In only about **15%** of cases (20% in 1999) is the owner responsible for all or part of the problem, making coercive action a necessary part of the solution
- **12.8%** are economic to repair and bring back into use without subsidy, compared to 12.5% in 2007, 13% in 2006, 13.1% in 2005, 12.2% in 2004, 12.4% in 2003, 12.8% in 2002, 13.4% in 2001, 14.5% in 2000 and 16.7% in 1999
- The total subsidy needed to bring the buildings on this Register into repair (and, where applicable, use) remains of the order of **£400** million; just over half of it relates to the 4% of entries with a conservation deficit exceeding £1 million

Key to the entries

DESIGNATION

Designations that apply to each site on the register are noted for each entry and include:

Listed building is a building (or structure) which has been designated as being of 'special architectural or historic interest'. The older and rarer a building is, the more likely it is to be listed. Buildings less than 30 years old are listed only if they are of outstanding quality and under threat. Listed buildings are graded I, II* and II. Grade I and II* are particularly important buildings of outstanding interest, and together amount to 8% of all listed buildings. The remaining 92% are of special interest and are listed Grade II.

Entries on the statutory list of buildings of special architectural or historic interest may comprise a number of separate buildings. Formal residential terraces are the most obvious example. Entries on this register reflect how buildings are grouped and recorded on the statutory list.

Scheduled Monuments (SM) are not graded, but all are of national significance. Most have limited potential for beneficial use.

Structures can occasionally be both listed and scheduled as monuments.

Registered Park and Garden

Inclusion on the Register of Parks and Gardens brings no additional statutory controls, but it is a material consideration in the determination of planning applications. Local authorities are required to consult English Heritage on applications on Registered sites Grade I or II* and the Garden History Society on sites of all grades.

Conservation Area

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

World Heritage Site

A World Heritage Site is one of universal cultural value.

Registered Battlefield is a battlefield where a major engagement took place between two armies which had a significant impact on English history. A battlefield can be registered only when we can accurately define the site where it was fought and when that site survives free of large-scale later residential or other development. In all, 43 battlefields are currently

designated, the earliest being Maldon (Essex), fought in A.D. 991, and the latest Sedgemoor (Somerset), fought in A.D. 1685.

Protected Wreck Sites

As wreck sites may contain the remains of vessels, their fittings, armaments, cargo and other associated objects or deposits, they may merit legal protection if they contribute significantly to our understanding of our maritime past. The Protection of Wrecks Act 1973 empowers the appropriate Secretary of State to designate a restricted area around a vessel if he/she is satisfied that, on account of the historical, archaeological or artistic importance of the vessel, or its contents or former contents, the site ought to be protected from unauthorised interference. A Protected Wreck Site is therefore one afforded statutory protection under the Protection of Wrecks Act 1973.

Each entry states whether the building or structure stands within a designed landscape included on the *English Heritage Register of Parks and Gardens of Special Historic Interest*. Unless the entry gives information on the state of repair of the park or garden as a whole, it should not be assumed that the surroundings are themselves at risk.

The location of a building or structure within a Conservation Area or World Heritage Site is also noted where applicable.

CONDITION is graded as follows:

Very bad means a building where there has been structural failure or where there are clear signs of structural instability; (where applicable) there has been loss of significant areas of the roof covering, leading to major deterioration of the interior; or where there has been a major fire or other disaster affecting most of the building.

Poor means a building or structure with deteriorating masonry and/or a leaking roof and/or defective rainwater goods, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.

Fair means a building which is structurally sound, but in need of minor repair or showing signs of a lack of general maintenance.

Good means structurally sound, weather-tight and with no significant repairs needed.

OCCUPANCY

Vacant
 Part occupied
 Occupied
 Unknown
 Not applicable

PRIORITY FOR ACTION is graded as follows:

- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
- C** Slow decay; no solution agreed
- D** Slow decay; solution agreed but not yet implemented
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)
- F** Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.

If the priority category has changed since the 2007 register, the previous category is given in brackets.

OWNERSHIP

The categories used are:

Charity
 Company
 Crown
 Educational body
 English Heritage
 Former public utility
 Government
 Health authority
 Housing association
 Local authority
 Private
 Quango
 Religious organisation
 Trust
 Unknown

CONTACT

This is the member of the English Heritage regional team who acts as a first point of contact for the case, and to whom enquiries should be addressed. For Grade II listed buildings in London, the contact is the conservation officer at the relevant local planning authority (indicated by 'LA' on the register).

We are not in any sense agents for the owners of the sites included, but we will endeavour to put people in touch with them where appropriate.

ORDER

Entries are within regions and ordered alphabetically, first by county or unitary authority, then by planning authority.

Registered battlefields and protected wrecks at risk are listed separately at the end of each Region in which they are located.

ABBREVIATIONS

CA	Conservation Area
EH	English Heritage
HLF	Heritage Lottery Fund
LA	Local Authority
RPG	Registered Park and Garden
SM	Scheduled Monument
UA	Unitary Authority
WHS	World Heritage Site

Publications and guidance

English Heritage has produced the following guidance relating to heritage at risk:

- *Heritage at Risk* – summary
- *Monuments at Risk* – summary of scheduled monuments at risk in each of our nine regions: East Midlands, East of England, London, North East, North West, South East, South West, West Midlands, Yorkshire and the Humber
- *Buildings at Risk: a new Strategy*
- *Stopping the Rot – a step by step guide to serving Urgent Works and Repairs Notices*
- *Guidance notes and application forms for grants to local authorities:*
 - *Grants to local authorities to underwrite Urgent Works Notices*
 - *Acquisition grants to local authorities to underwrite Repairs Notices*
- *Grants for Historic Buildings, Monuments and Designed Landscapes – guidance notes and application form*
- *Enabling Development and the Conservation of Heritage Assets: Policy Statement and Practical Guide to Assessment* (revised edition will be available autumn 2008)
- *Managing Local Authority Heritage Assets – some guiding principles for decision makers*
- *The Disposal of Historic Assets – guidance note for Government Departments and non-departmental public bodies* (updated version is available as a consultation draft at: www.helm.org.uk/gheu)
- *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

The above documents are available on our website: www.english-heritage.org.uk/har

An interactive database of all the buildings and structural scheduled monuments at risk listed on this register can be found at: www.english-heritage.org.uk/bar

The list of registered battlefields and protected wrecks at risk can be found at: www.english-heritage.org.uk/har

Further information on, and the full list of registered battlefields can be found at: www.english-heritage.org.uk/battlefields

Information on historic parks and gardens can be found at: www.english-heritage.org.uk/parksandgardens

Practical advice on the management of historic wreck sites, whether at the coast-edge or underwater, is available from English Heritage's Maritime Archaeology Team (maritime@english-heritage.org.uk) and from the Historic Environment Local Management website at www.helm.org.uk.

The following documents are available on our website at: www.english-heritage.org.uk/maritime:

- *Protected Wreck Sites at Risk: A Risk Management Handbook*
- *Advisory Committee on Historic Wreck Sites Annual Report 2008*
- *Management of Research Projects in the Historic Environment*

Further copies of this register and the Heritage at Risk summary document are available free of charge from:

English Heritage Customer Services Department,
PO Box 569, Swindon SN2 2YP
Telephone: 0870 333 1181 Fax: 01793 414926
Email: customers@english-heritage.org.uk

English Heritage regional office addresses

East of England Region

Brooklands
24 Brooklands Avenue
Cambridge
CB2 2BU
Telephone: 01223 582700
Fax: 01223 582701
E-mail: eastofengland@english-heritage.org.uk

East Midlands Region

44 Derngate
Northampton
NN1 1UH
Telephone: 01604 735400
Fax: 01604 735401
E-mail: eastmidlands@english-heritage.org.uk

London Region

1 Waterhouse Square
138-142 Holborn
London
EC1N 2ST
Telephone: 020 7973 3000
Fax: 020 7973 3792
E-mail: london@english-heritage.org.uk

North East Region

Bessie Surtees House
41-44 Sandhill
Newcastle upon Tyne
NE1 3JF
Telephone: 0191 269 1200
Fax: 0191 261 1130
E-mail: northeast@english-heritage.org.uk

North West Region

Suites 3.3 and 3.4
Canada House
3 Chepstow Street
Manchester
M1 5FW
Telephone: 0161 242 1400
Fax: 0161 242 1401
E-mail: northwest@english-heritage.org.uk

South East Region

Eastgate Court
195-205 High Street
Guildford
GU1 3EH
Telephone: 01483 252000
Fax: 01483 252001
E-mail: southeast@english-heritage.org.uk

South West Region

29 Queen Square
Bristol
BS1 4ND
Telephone: 0117 975 0700
Fax: 0117 975 0701
E-mail: southwest@english-heritage.org.uk

West Midlands Region

The Axis
10 Holliday Street
Birmingham, B1 1TG
Tel: 0121 625 6820
Fax 0121 625 6821
E-mail: westmidlands@english-heritage.org.uk

Yorkshire and the Humber Region

37 Tanner Row
York
YO1 6WP
Telephone: 01904 601901
Fax: 01904 601999
E-mail: yorkshire@english-heritage.org.uk