



ENGLISH HERITAGE

HERITAGE AT RISK

2011



In its fourth year, the Heritage at Risk Register now includes grade I and II* listed buildings, listed places of worship, scheduled monuments, registered parks and gardens, registered battlefields, protected wreck sites and conservation areas known to be at risk as a result of neglect, decay or inappropriate development. This year, for the first time, we have published a list of 'priority sites': important heritage at risk sites where we will focus our resources to secure their futures.

Whilst an encouraging number of heritage assets at risk (58) were removed from the West Midlands Register last year, the economic climate remains challenging and 42 assets were added. Cuts in Government spending saw the loss of funding from Advantage West Midlands (AWM) for a major project at the Newman Brothers' Coffin Furniture Works in Birmingham. This building is a priority for the region and we are particularly pleased that the Heritage Lottery Fund (HLF) has been able to offer a grant that goes some way to replacing the funds lost from AWM.

4% of grade I and II* listed buildings are at risk and vulnerable in the West Midlands. This is slightly higher than the national average (3%), but a reduction on last year. English Heritage grants of £730,000, alongside funding from Natural England and the HLF, have been instrumental in removing 14 sites from the Register. Analysis of buildings that are at risk and vulnerable shows that many are long term assets at risk with no prospect of beneficial use. These structures present particular problems, as incentives to invest in them are low, and their conservation is seldom straightforward. Encouragingly, 9 of the entries removed from the Register in the last year fell into this category, examples being ruins of a former lead miners' settlement at Blakemoregate, dovecotes at Hodnet and Thonglands in Shropshire, and Dunstall Castle, an eye-catcher in the historic landscape of Croome Court, Worcestershire.

In response to some of our more complex scheduled monuments at risk we have developed a two stage Management Agreement process. The first stage identifies and specifies necessary management, the second helps to fund it. This is proving valuable both in prioritising our spending, and achieving

the best use of the limited funds we have available. In total, 44 scheduled monuments at risk have been removed from the Register in the past year, and funding of £110,000 has been offered to tackle 28 sites. Not all sites are complex. Under our churchyard cross initiative we have management agreements with parochial church councils for 10 scheduled monuments, 3 of which have already been removed from the register.

90% of local authorities responded to the Conservation Areas at Risk Survey. We now know the condition of 645 conservation areas and, worryingly, 10.2% of these are at risk. 15 conservation areas have been added to the list, the majority of which are located in the former industrial urban centres. We have 5 Partnership Schemes in Conservation Areas, but with the loss of the grant scheme following last year's Comprehensive Spending Review, future solutions are likely to be dependent upon an eventual economic up-turn. Despite the impact of reduced local authority funding, we have provided £95,000 of support for 5 Urgent Works Notices and Repairs Notices as local authority enforcement action of this kind is essential in tackling buildings at risk.

A sample survey of listed places of worship revealed 14 at risk or vulnerable, and more may well be revealed as the survey is extended. In the dioceses of Hereford, Lichfield, Coventry and Worcester we are helping to fund 5 Places of Worship Support Officers; one of their key functions is to tackle the issues faced by congregations in maintaining their listed buildings.

Tim Johnston, Planning Director
WEST MIDLANDS

BUILDINGS AT RISK

- Nationally, 3.0% of grade I and II* listed buildings are at risk. In the West Midlands this rises to 4.0%, representing 111 sites.
- 14 sites have been removed from the 2010 Register, and only 1 site has been added.
- 50% of entries (95 buildings) on the baseline 1999 Register for the West Midlands have been removed as their futures have been secured, compared to the national figure of 53% (757 buildings).
- Nationally, £5.2m was offered to 71 sites on the Register during 2010/11. In the West Midlands we awarded grants totalling £834k to 14 sites.
- 14 listed places of worship have been added to our Register this year. We estimate the cost of repairing these buildings is £3.9m.

SCHEDULED MONUMENTS

- 16.9% (3,339) of England's 19,748 scheduled monuments are at risk, compared to 16.2% (230 sites) in the West Midlands.
- In the West Midlands, 44 sites have been removed from the 2010 Register, but 26 sites have been added.
- 26.2% of entries (68 sites) on the baseline 2009 Register for the West Midlands have been removed due to positive reasons, compared to the national figure of 11.9% (399 sites).
- Arable ploughing and unrestricted plant, scrub or tree growth account for nearly two thirds of sites at risk nationally. Ploughing is a particularly serious problem in the West Midlands, where erosion of sites by cultivation is a major issue.
- Nationally, 82% of scheduled monuments at risk are in private ownership, this rises to 86% in the West Midlands.
- Of the £357k offered by English Heritage to owners of at risk scheduled monuments in 2010/11, £31k was to 12 sites in the West Midlands.

REGISTERED PARKS AND GARDENS

- 103 of England's 1,610 registered parks and gardens are at risk, an increase from 6.2% (99) in 2010 to 6.4% this year. In the West Midlands, 10 of our 150 sites are at risk (6.7%).
- Nationally, 6 sites have been added and 2 removed from the 2010 Register. There has been no change in the West Midlands.

REGISTERED BATTLEFIELDS

- Of the 43 registered battlefields in England, 6 are at risk, 2 less than the 2008 baseline.
- None of the West Midlands' 6 registered battlefields are at risk.

PROTECTED WRECK SITES

- Of the 46 protected wreck sites off England's coast, 7 are at risk, 3 less than the 2008 baseline.

CONSERVATION AREAS

- 288 local planning authorities (86%) have taken part in the national survey of conservation areas, of which 27 are in the West Midlands. This is 90% of our local planning authorities.
- We now have information on the condition of 7,841 of England's 9,600 designated conservation areas and 516 (6.6%) are at risk.
- Of the 645 conservation areas surveyed in the West Midlands, 66 (10.2%) are at risk.



POLESWORTH ABBEY GATEHOUSE, NORTH WARWICKSHIRE

The gatehouse was first put on the Heritage at Risk Register in 1998. It was removed this year after the completion of repairs funded by English Heritage and the Heritage Lottery Fund.

IN THE WEST MIDLANDS:

50% OF
BUILDINGS
AT RISK
ON THE 1999 REGISTER
HAVE BEEN SAVED

16.2% OF
SCHEDULED
MONUMENTS
ARE AT RISK

90% OF
OUR LOCAL
AUTHORITIES
HAVE SURVEYED THEIR
CONSERVATION AREAS

£855k
IN GRANTS WAS
OFFERED
TO SITES ON THE
2010 REGISTER

INDUSTRIAL HERITAGE

Britain was the world's first industrial nation and has a wealth of industrial heritage but many industrial sites have been lost or are at risk due to functional redundancy. Our survey has shown that the percentage of listed industrial buildings at risk is three times greater than the national average for listed buildings at risk.

The conservation of industrial sites can pose considerable challenges. However, industrial sites often have great potential for re-use. Our research shows that the best way of saving industrial buildings is, where possible, to find an adaptive new use. We know this isn't easy, and is not always possible, but we hope those who own or are thinking of developing an industrial building will find our new web pages an invaluable source of information.

Voluntary groups and owners have saved a number of key industrial sites, often sites which contain working machinery. However, research has shown that many of these groups need support to encourage more and younger members to achieve the rescue of the site.

Building preservation trusts can provide the answer for industrial buildings where there is no apparent commercial solution by repairing the site and then selling it, or retaining and letting the space.

What we know

- 4% of listed buildings and scheduled monuments are industrial
- Nationally there are proportionally more grade II* industrial listed buildings than grade II (4.6% compared to 4.4%)
- 10.6% of industrial grade I and II* listed buildings are at risk, making industrial buildings over three times more likely to be at risk than the national average for grade I and II* listed buildings
- The average estimated conservation deficit (cost of repair in excess of the end value) of industrial buildings at risk is twice that of non-industrial buildings at risk
- About 10% of industrial buildings at risk are economic to repair, compared to 13% of non-industrial buildings at risk
- Approximately 40% of industrial buildings at risk are capable of beneficial use, compared to 44% of non-industrial buildings at risk
- 10.9% of industrial scheduled monuments are at risk, making industrial scheduled monuments less likely to be at risk than the national average for scheduled monuments
- 3% of conservation areas were designated because of their industrial significance
- Industrial conservation areas in the North West and West Midlands are over twice as likely to be at risk than the national average
- In the last 10 years, English Heritage has offered grants totalling £25m to industrial sites



NEWMAN BROTHERS COFFIN FURNITURE WORKS, BIRMINGHAM

This is an excellent example of a nineteenth century factory retaining rare examples of pressed metal coffin fittings, and catalogues for furniture and shrouds. When abandoned in 2003, much of the structure and contents were contaminated. Birmingham Conservation Trust's plans are for reuse as business units.

What are we doing?

- Providing new guidance for owners on maintaining vacant historic buildings.
- Publishing a developers' portal on the English Heritage website where advice for all types of heritage asset including industrial sites can be found.
- Funding a new Industrial Heritage Support Officer, who will build capacity for industrial museums.
- Publishing an industrial themed issue of Conservation Bulletin in October 2011.
- Supporting a new Architectural Heritage Fund grant scheme which aims to encourage local groups to take on industrial buildings.
- Publishing an updated Stopping the Rot: a guide to enforcement action to save historic buildings.
- Using the National Heritage Protection Programme (2011-2015) to shape an industrial designation programme.

If you are a developer, member of a building preservation trust, work in a local authority, own a visitor attraction or have an interest in England's industrial heritage, visit our website for more information:

www.english-heritage.org.uk/industrial-heritage-at-risk

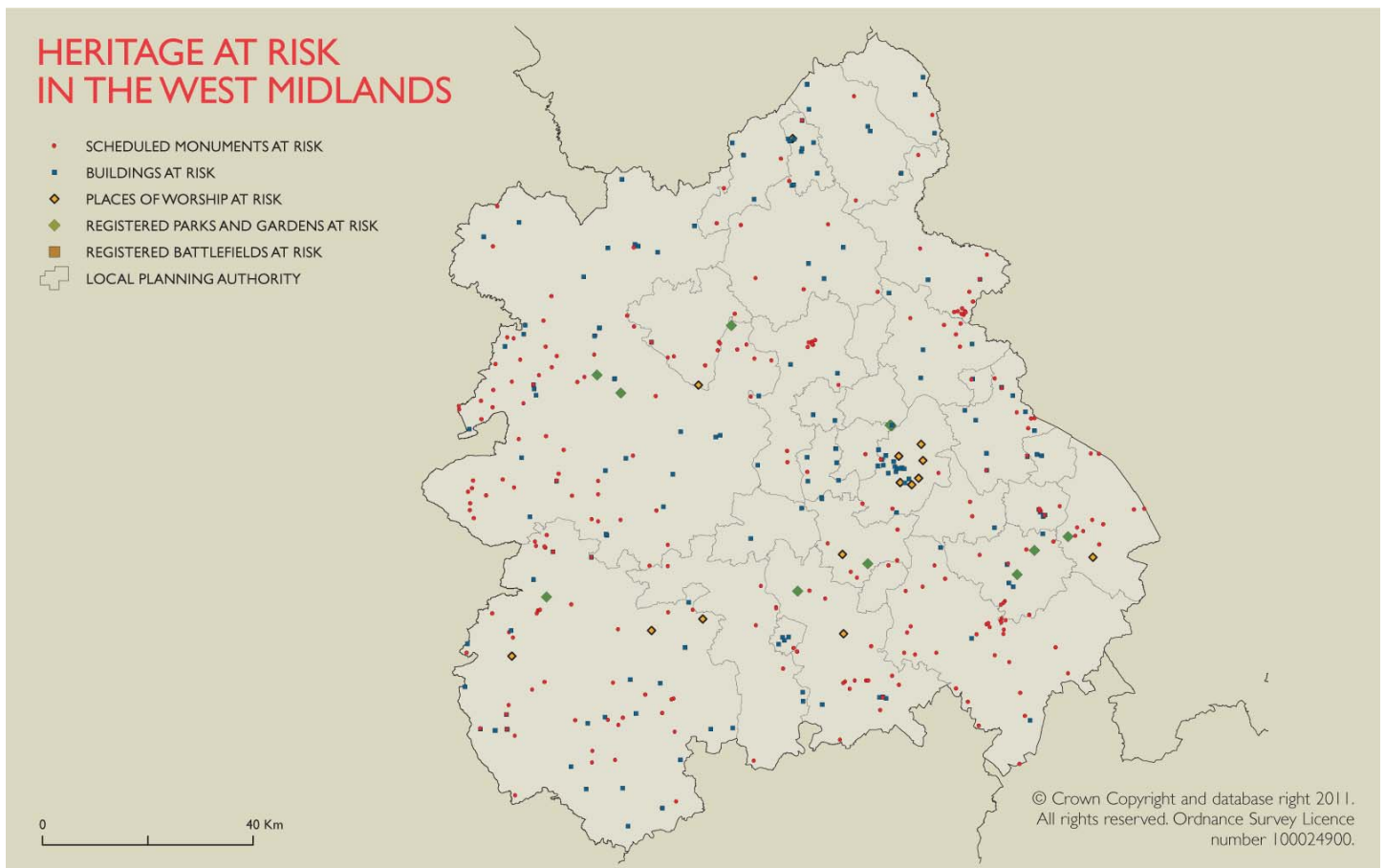
PRIORITY SITES

- Bell's Farmhouse (East Wing), Bells Lane, Druid's Heath, Birmingham
- Former Ditherington Flax Mill (including the attached former malt kiln, Apprentice House, Flax dressing building, and the Stove House and Dye House), Spring Gardens, Ditherington, Shrewsbury, West Midlands
- Grand Hotel, Colmore Row, Birmingham
- Longton Town Centre Conservation Area, Longton, Stoke-on-Trent
- Ludlow town walls, Ludlow, Shropshire
- Middleport Pottery, Middleport, Stoke-on-Trent
- Newman Brothers Coffin Furniture Works, 13-15 Fleet Street, Hockley, Birmingham
- Richards Castle, The Green, Hereford
- Snailbeach New Smeltpmill and Candle House, Snailbeach Lead Mine, Worthen with Shelve, Shropshire
- The Old Rectory, Lower Brailes, Stratford on Avon, Warwickshire

COVER IMAGE:

Ditherington Flax Mill, Shrewsbury,
Building at Risk and Priority Site

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For more information on Heritage at Risk
visit www.english-heritage.org.uk/risk

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