

Committee:	Date:
Corporate Asset Sub-Committee	10 February 2017
Subject: Heritage at Risk Register (HARR) Report 2016	Public
Report of: City Surveyor (CS 060/17)	For Information
Report author: Susana Barreto, City Surveyor's Department	

Summary

Historic England publishes an annual register of statutorily protected heritage sites, which it regards 'most at risk of being lost through neglect, decay or inappropriate development'. The latest edition of the 'Heritage At Risk Register' (HARR) was published in October 2016.

The City of London Corporation (the City) has 10 heritage assets listed in the 2016 edition of the HARR; the same number as in 2014 and 2015. Two assets have improved their registered condition when compared to last year's report. This report explains the circumstances and issues for each asset and sets out the plans of action implemented to eventually remove those that the City wholly or partly owns from the HARR.

Recommendation

Members are asked to note the contents of this report.

Main Report

Background

1. Following the annual update of Historic England's 'Heritage At Risk Register', this report sets out details of the assets relevant to the City.

Current Position

2. The 2016 HARR includes the following ten designated heritage assets owned by or under the care of the City.

<u>Assets (within the City)</u>	<u>Designation</u>	<u>Condition/Trend*</u>	<u>Actions/Strategy</u>
St Mary Somerset Tower	Listed Building grade I	fair	Tenant to finish works by the end of 2017
London Wall (All Hallows) **	Scheduled Monument, 2 Conservation Areas	declining	Phased conservation-based repair strategy
London Wall (St Alphage Garden)	Scheduled Monument	declining	
Roman Wall (90 Gracechurch Street basement)	Scheduled Monument, Conservation Area	improving	Keep monitoring until conditions stabilise

<u>Other Heritage Assets</u>	<u>Designation</u>	<u>Condition/Trend*</u>	<u>Actions/Strategy</u>
Kenley Common, WWII fighter pens (group of 4)	Scheduled Monument, Conservation Area	improving	Works to commence spring 2017 and to be completed autumn 2018
Kenley Common, WWII fighter pens (group of 7)	Scheduled Monument, Conservation Area	improving	
Wanstead Park **	Registered Park and Garden grade II*, 6 Listed Buildings, part in Conservation Area	declining	'Master Plan' near completion; Planned Heritage Lottery Fund (HLF) bid to be submitted in February 2018
Wanstead Park Conservation Area **	Conservation Area, 8 Listed Buildings, part in Registered Park and Garden grade II*	deteriorating	
Bunhill Fields Conservation Area **	Conservation Area, 95 Listed Buildings, Registered Park and Garden grade I	deteriorating	Liaising with Islington Council; Planned HLF bid to be submitted in August 2017
Ashted Park **	Registered Park and Garden II, 19 Listed Buildings, part in Scheduled Monument, part in Conservation Area	improving	Continued ground maintenance strategy

Full details of the assets may be found at the end of Appendix A (available online).

* Condition or Trend as reported in the HARR

** parts are owned or managed by third parties

- No City assets have been removed from the HARR since 2014, and none have been added.
- The HARR states that the trend of the majority of these assets is still 'deteriorating' or 'declining', but four are shown as 'improving' and one remains as 'fair'. The registered condition does not take account of the works that are now planned to take place, details of which are set out below.
- Four of the entries in the HARR pertain to assets that are Parks or Conservation Areas, where parts are owned or managed by third parties, making removal from the HARR beyond the City's control.
- The full text of the entries in the HARR for City's properties can be found in Appendix A (available online) and a summary of them is set out below.
- St Mary Somerset Tower** – The tenant has requested a three month extension of time to complete the necessary works, which has been agreed, and it is now anticipated that the necessary works will be completed by the end of 2017. The tenant is in contact with Historic England and seeking to clarify requirements for removal of the asset from the HARR.

8. **London Wall** – Two sections of the London Wall remain in the HARR: All Hallows-on-the-Wall and St Alphage Gardens. Repair works to the former are due to commence this summer. Works to the latter are likely to start in late 2017, once the developer of London Wall Place gives access and the hard re-landscaping of the surrounding garden area has been completed.
9. **Roman Wall/90 Gracechurch Street** – Environmental monitoring is still undergoing. HARR 2016 states that the condition is ‘generally satisfactory with major localised problems’, which is an improvement when compared to last year’s registered condition. It is understood that the asset will be removed from future HARR once conditions have been stabilised, and have remained at acceptable levels for a period of at least 12 months.
10. **Kenley Common** - ‘Kenley Revival Project’ has been awarded a grant of £881k from the HLF and conservation works will commence in the spring of 2017 (being expected to be completed by autumn 2018). A maintenance plan for the ongoing care has been developed, costed and is budgeted for. The City owned parts of the two Scheduled Monuments at Kenley Common will be removed from the HARR upon successful completion of these works. Because of this the HARR 2016 states that registered condition for both assets is now improving.
11. **Wanstead Park** – A Steering Group comprising the four landowners including the City together with Historic England, the London Borough of Redbridge and the Friends of Wanstead Parklands Group, meet regularly to promote the removal of the historic park from the HARR. A ‘Master Plan’, which sets out priority projects and form the basis of action and investment to remove the historic park from the HARR and for creating a sustainable park for the future, has been jointly commissioned by the four landowners and is near completion.

Open Spaces are planning to submit an HLF application for Wanstead Park in February 2018 but currently lacks sufficient match funding to secure an award.

12. **Wanstead Park Conservation Area** – The action/activities developed in the above designation (Para 11) should help to address this Conservation Area at Risk designation.
13. **Bunhill Fields Conservation Area** – Officers are liaising with the local authority (Islington Council) on measures that will assist in removing this from the HARR. One example is making formal objections to large scale developments within the Conservation Area, which is the main reason why this Conservation Area is listed in the HARR as deteriorating.

Open Spaces are planning to submit an HLF application for Bunhill Fields in August 2017, a project that will hopefully assist the removal of the Conservation Area from future HARRs.

14. **Ashted Park** – The continued ground maintenance, in line with the 2010 Landscape Conservation Management Plan for the Freeman’s School, has been positively acknowledged by Historic England. Officers are seeking liaison with Surrey Wildlife Trust, the owner of the northern part of the historic park, during

2017 in order to improve the coherence between both areas and to enable promotion of the removal of the whole asset from future HARRs.

Corporate & Strategic Implications

15. If appropriate works are not undertaken to these heritage assets, they will inevitably deteriorate further. A lack of suitable maintenance would permit further decay and increase repair costs. A failure to invest sufficient sums in these assets may also contribute to the eventual loss of these irreplaceable historic assets while posing a reputational risk to the City as well as health and safety risks. The strategy to undertake works that will remove these assets from the HARR is part of the wider operational property portfolio maintenance and renewal programme.

Implications

16. The City Surveyor continues to manage a planned programme of maintenance works across the heritage estate to mitigate the risk of other assets being added to future HARRs. This may be limited by budgetary and priority constraints in the annual Cyclical Works Programme (CWP), which is created from the 20-year maintenance plan for each property.

17. It should be noted that the more affordable/easier to fix assets in the HARR, such as the remains of the City Wall are slowly being removed, but larger properties, such as Wanstead Park will require a combination of Capital and Lottery funding to raise the substantial initial investment needed, together with improved CWP funding and Local Risk resources to maintain any restoration.

Conclusion

18. A very small proportion of the City's property portfolio is currently notified in the HARR. Designation within HARR is helpful in leveraging advice from Historic England and priority access to the Heritage Lottery Fund grant streams.

19. Despite the fact that no assets have been removed from the HARR in the past three years and five entries remain in a 'deteriorating' or 'declining' condition, incremental progress has been made developing asset management strategies and improving the asset condition of two register entries with the cooperation of Historic England.

Appendix

The appendix is available online at the following link:

<http://democracy.cityoflondon.gov.uk/documents/s75608/HARRAppendix.pdf>

Appendix A – City's heritage assets included in 2016 HARR

Susana Barreto

Heritage Estate Officer

City Surveyor's

T: 020 7332 1801

E: Susana.Barreto@cityoflondon.gov.uk