

Committee(s)	Date:
Corporate Asset Sub-Committee	5 June 2019
Subject: Heritage at Risk Register (HARR) Report 2018	Public
Report of: City Surveyor (CS/184.19)	For Information
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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 November 2018.

The City of London Corporation (the City) is involved with nine heritage assets listed in the 2018 edition of the HARR. When compared to last year's report, two assets have been removed, one asset has been added and one asset has worsened its registered trend. The majority of actions identified last year have been completed, however some were not possible due to stakeholder ownership complexity and also resource limitations.

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.

It is anticipated that one entry will be removed from the HARR in 2019.

Recommendation

Members are asked to:

- Note the contents of this report.

Main Report

Background

1. A very small proportion of the City's property portfolio, which includes 788 heritage assets, is currently notified in the HARR. Designation within HARR is helpful in leveraging advice from Historic England and priority access to funding.

Current Position

2. The City is involved with nine heritage assets listed in the 2018 edition of the HARR. When compared to last year's report, two assets have been removed, St Alphege Gardens and Kenley Common WWII fighter pens group of seven following completion of conservation works; one asset has been added (the Grotto in Wanstead Park); and one asset has worsened its registered trend (Kenley Common WWII fighter pens group of four).

3. From the list of nine assets registered in the 2018 edition of the HARR, only two are in the City's full control (90 Gracechurch Street and the Grotto). Seven of the entries in the HARR are partly owned or managed by third parties. 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 more difficult to achieve and in some cases impossible (Bunhill Fields Conservation Area).
4. The full text of the entries in the HARR for City's properties and a summary of issues and circumstances for each asset can be found in Appendix A, tables 1 and 2.
5. The following table sets out the plans of action to enable removal of these assets from future HARR: -

	<u>Assets</u>	<u>Condition/ Trend¹</u>	<u>Actions/ Strategy</u>
<u>Within the City</u>	St Mary Somerset Tower (Listed Building Grade 1) City's property but developer is responsible to look after the building	Fair	It is anticipated that this asset will be removed from the HARR in 2019, on the basis that the developer will complete the second phase of works as planned.
	London Wall All Hallows (Scheduled Monument) Church of England's property but the City is responsible to look after the churchyard	Declining	City to start conservation works in summer 2020, subject to resources (officers time and funding) and approval to work on a third-party property.
	Roman Wall 90 Gracechurch Street basement (Scheduled Monument) City's ownership and responsibility	Improving	City to keep monitoring. This asset will be removed from the HARR once conditions stabilise and remain acceptable for a period of at least 12 months.
<u>Outside the City</u>	Kenley Common WWII fighter pens (group of four) (Scheduled Monument) Multiple owners including the City.	Declining	City to liaise with Historic England to request revision of this entry to reflect the different property ownerships. (Historic England has confirmed that the Scheduled Monument owned by the City is not considered to be 'at risk'.)
	Wanstead Park (Registered Park & Garden Grade II*) Multiple owners including the City.	Declining	City to submit HLF bid on date tbc. (Note: The Wanstead Park Reservoirs have been identified as a high-risk cascade by the Environment Agency. This has led to the appointment of a Panel Engineer. The report on remedial action required will form the basis of a capital project that will include seeking funding from external sources such as HLF. The project is already identified at Gateway 1.)
	Wanstead Park Conservation Area (Conservation Area) Multiple owners including the City.	Deteriorating	
	The Grotto (Listed Building Grade II) City's ownership and responsibility	Poor	
	Bunhill Fields Conservation Area (Conservation Area) Multiple owners including the City.	Deteriorating	City to assist the Islington Council over inappropriate developments in the wider area.
	Ashted Park (Registered Park & Garden Grade II) Multiple owners including the City.	Improving	Continued ground maintenance strategy by the City and the Surrey Wildlife Trust

¹ Condition or Trend as reported in the HARR 2018.

Identified Risks

6. In order to prevent the addition of the London Wall Car Park and the Fort Gatehouse to future editions of the HARR, the works to these monuments were prioritised and will be undertaken in the later part of 2019 as part of the Cyclical Works Programme (CWP).
7. Following an incident in December 2018 when a small piece of stonework fell from above the doorway on the north side of the Great Hall (Guildhall), the City Surveyor is working with the Remembrancer to plan together conservation works for the Great Hall and other areas of the Guildhall complex (internal and external). It is anticipated that the extent of works will require a longer shut down period than that provided by the usual August recess. This is a preventative measure to ensure that this unique and important Grade 1 listed asset is preserved appropriately.

Corporate & Strategic Implications

8. Owners of listed buildings are under no statutory obligation to maintain their property in a good state of repair, although it is in their interests to do so. Local authorities can, however, take action to secure repair when it becomes evident that a building is being allowed to deteriorate. There are a number of provisions available to local planning authorities and Historic England to deal with different situations and stages in the enforcement process. Some of these relate specifically to listed buildings, because of their individual importance, and others to the more general amenity value of an area. The powers escalate as the problem escalates. A list of enforcement powers available to local authorities can be found in Appendix B.
9. If appropriate works are not undertaken to heritage assets, they will inevitably deteriorate further. A lack of suitable maintenance would permit further decay and increase repair costs. A failure to invest 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.
10. The strategy to undertake works that will remove these assets from the HARR and prevent other assets being added to the HARR is part of the wider operational property portfolio maintenance and renewal programme, and part of the City's Asset Management Strategy 2017-18. For the effectiveness of this strategy the projects are being monitored on a case by case basis and, where there are concerns about the likelihood of additional listing, the works are prioritised. However, due to staff resource limitations, it is not possible to monitor the whole of the extensive Heritage Estate (788 assets) and anticipate all potential new additions to the HARR.
11. 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 HARR. Heritage assets are included in the annual Cyclical Works Programme (CWP) bid process, competing against other Corporate Properties – however Heritage bids are usually high in the prioritisation list,

improving the chance of funding being approved. However, it should be noted that the City is in the process of undertaking a fundamental review of its services and therefore any future funding for these heritage assets is dependent on the outcome of this review.

12. 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 (including the Grotto) will require a combination of capital and Lottery funding to raise the substantial initial investment needed, together with continued CWP funding and Local Risk resources to maintain any restoration.

Conclusion

13. The strategy in place is still considered to be the appropriate balanced course of action in the context of maintaining the City's entire operational property portfolio, as incremental progress has been made developing asset management strategies and improving the assets' current condition in the past years. As a result of the work done in St Alphage Gardens and Kenley Common two assets have been removed from the HARR in 2018, and it is anticipated that St Mary Somerset Tower will be removed from the HARR in 2019.
14. Projects are being monitored on a case by case basis and, where there are concerns about the likelihood of additional listing, the works are prioritised.
15. From the list of nine assets registered in the 2018 edition of the HARR, only two are in the City's full control (90 Gracechurch Street and the Grotto). Seven of the entries in the HARR are partly owned or managed by third parties making removal from the HARR more difficult to achieve and in some cases impossible (Bunhill Fields Conservation Area).

Appendices

- Appendix A – City's heritage assets included in 2018 HARR
- Appendix B – List of enforcement powers available to local authorities

Background Papers

Heritage at Risk Register (HARR) Report 2017, dated 13 February 2018

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