

Committee(s): Corporate Asset Sub-Committee	Dated: 22 June 2021
Subject: Heritage at Risk Register (HARR) Report 2020	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 8, 10, 11 & 12
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	n/a
What is the source of Funding?	n/a
Has this Funding Source been agreed with the Chamberlain's Department?	n/a
Report of: Paul Wilkinson - City Surveyor (CS.225/21)	For Information
Report author: David Brown, 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 2020, which contains 5,079 entries.

The City of London Corporation (the City) is involved with eight heritage assets listed in the 2020 edition of the HARR out of a total of 874 heritage assets. When compared to last year's report, one asset has been successfully removed.

This report explains the circumstances and issues for each asset and sets out the plans of action implemented or to be implemented, to eventually remove those properties 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. A very small proportion of the City's property portfolio, which includes 874 heritage assets, is currently notified in the HARR. Designation within HARR is helpful in gaining advice from Historic England and priority access to funding.

2. The HARR is a national register, which holds 5079 entries.

Current Position

3. The City is involved with eight heritage assets listed in the 2020 edition of the HARR which nationally covers a total of 5,079 entries. When compared to last year's report, one asset has been successfully removed (The WWII fighter pens at Kenley Common, that are held in trust by the City, are no longer on the register) and no descriptive conditions have worsened.
4. However, the new brickwork to the fighter pens at Kenley has suffered from an attack by ground water salts, rectification works for which are due to commence next month. Historic England has indicated that if these repairs do not proceed, the pens would be added back into the HARR.
5. From the list of eight assets registered in the 2020 edition of the HARR, only two are in the City's full control (90 Gracechurch Street and The Grotto at Wanstead Park).
6. Six of the entries in the HARR are partly owned or managed by third parties.
7. Five of the entries in the HARR pertain to assets that are Registered 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).
8. 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.
9. In order to avoid the Roman remains in the London Wall Car Park and in the Fort Gatehouse viewing chamber from being added to the HARR, the works to these monuments were prioritised as part of the Cyclical Works Programme (CWP) and completed December 2020. The Inspector for Ancient Monuments at Historic England is pleased with the works, which should ensure these assets will not be added to the updated HARR that will be published later this year.
10. While the premise for Bunhill Fields Conservation Area inclusion in the HARR is due to the surrounding developments, the City Surveyor has prepared a Conservation Management Plan (CMP) to help determine a sustainable future for the Burial Ground and its 2333 memorials, therefore ensuring it is not added as a specific property, into future editions of the HAAR. In addition, a five-year conservation project has started to conserve the memorials.

Options

11. None.

Proposals

12. None.

Key Data

13. The following table sets out the plans of action to enable removal of these assets from any future HARR:

		<u>Assets</u>	<u>Condition/ Trend¹</u>	<u>Actions/ Strategy</u>
<u>Within the City</u>	1	London Wall, All Hallows (Scheduled Monument 1002050) Multiple owners including the City.	Generally satisfactory but with significant localised problems / Declining	City to start conservation works in Autumn 2021, subject to some funding from the Church and approval to work on a third-party property.
	2	London Wall, All Hallows (Scheduled Monument 1002067) Church of England's property but the City is responsible to look after the churchyard.	Generally satisfactory but with significant localised problems / Declining	City to start conservation works in summer 2021, subject to approvals. (Funded by allocated CWP)
	3	Roman Wall 90 Gracechurch Street basement (Scheduled Monument) City's ownership and responsibility.	Generally unsatisfactory with major localised problems / Declining	Environmental remedial works completed March 2021. Historic England invited to inspect and confirm whether or not further works are required to enable the removal of the asset from the HARR. If further work is needed funding will come from Leadenhall Market's revenue programme budget. If no further work required asset will be removed from HARR.
<u>Outside the City</u>	4	Wanstead Park E12 (326 acre Grade II* Registered Park & Garden, Conservation Area) Multiple owners including the City - the City holds majority of the Park in trust through the Epping Forest Charity.	Extensive significant problems / Declining	<ol style="list-style-type: none"> 1. Wanstead Park faces major challenges around heritage protection, lake cascade water supply, habitat conservation and flood protection. Parts of the Park's five lake cascade have also been designated as 'High Risk' by the Environment Agency'. 2. A £0.5m Gateway Project is currently being developed, pending further evaluation with the intention to undertake safety works in 2022 to address the 'high risk' status. 3. HARR status alone does not meet the current City capital prioritisation requirements and therefore alternative sources of potential 70% NHLF match funding is being sought. 4. It is proposed that a joint project be established between the Epping Forest Charity, Thames21 and the Environment Agency (EA) to progress a water management project at Wanstead Park to improve

				the sustainable water supply and biodiversity of the Park's lakes.
<u>5</u>	Wanstead Park E11 (Conservation Area, part in Registered Park & Garden grade II*) Multiple owners including the City.	Very bad / Deteriorating		See item 4 above. While the condition of the Park is a key factor, HE also cites problems with detrimental changes to the Edwardian residential stock surrounding the Park.
<u>6</u>	The Grotto (Listed Building Grade II, Registered Park & Garden Grade II*, Conservation Area) City's ownership and responsibility	Poor		Packages of conservation works to The Grotto are being prepared for implementation during 2021/22 and 2022/23, which are to be funded by the Cyclical Works Programme. A fundraising scheme is being developed to provide public access to The Grotto as a managed ruin.
<u>7</u>	Bunhill Fields Conservation Area (Conservation Area) Multiple owners including the City.	Fair / Deteriorating		City to assist the Islington Council over inappropriate developments in the wider area. A Conservation Management Plan has been prepared as set out in para 8 and appendix A.
<u>8</u>	Ashted Park (Registered Park & Garden Grade II) Multiple owners including the City.	Generally satisfactory but with significant localised problems / Improving		Officers are awaiting clarification from Historic England on what is needed to remove the Ashted Park off the HARR.

¹ Condition or Trend as reported in the HARR 2020.

Corporate & Strategic Implications

Financial implications

- 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 new capital investment (subject to the annual capital bid process and criteria for making such bids) and Lottery funding to raise the substantial initial investment needed, together with continued CWP funding and additional Local Risk resources to maintain any restoration.

Resource implications

- The Corporate Asset Sub Committee Heritage Estate report April 2021 presented a new strategic outcome framework to support improving the approach to the overall management of the Heritage Estate. The new database created in 2021 will also be used as a programme management tool.
- Changes to how the CWP funding is secured will hopefully ensure that quinquennial surveys, previously deferred to meet the cost of the pandemic, are

undertaken in a timely manner thus identifying both health and safety as well as reputational risks. However, due to staff resource limitations and the size of the Heritage Estate (874 assets), it is not possible to anticipate every potential new addition to the HARR.

Legal implications – None

Risk implications

17. If appropriate maintenance works are not undertaken to heritage assets, they will inevitably deteriorate further, risk being added to the HARR and increase repair costs. Failure to invest in these assets may also contribute to the eventual loss of these irreplaceable historic buildings and artefacts while posing a reputational risk to the City as well as possible health and safety implications.

Equalities implications – None

Climate implications - None

Security implications - None

Conclusion

18. One asset has been removed from the HARR and no descriptive conditions have worsened since the last report to Committee.
19. Following the removal on one asset from the previous list, only two of the eight remaining are fully in the City's control. The other six are subject to varying degrees of complexity regarding requirements, responsibilities, interdependencies and funding. The Heritage Estate strategy currently taken is to prioritise those we have more control of, to ensure resource expended on the others is proportionate to returns in progress, and to focus appropriate resource identifying other assets at risk and where there are concerns about the likelihood of additional listing to the HARR.
20. Only a very small proportion of the City's Heritage Estate portfolio, which includes 874 assets, is currently notified in the HARR. From the list of eight assets registered in the 2020 edition of the HARR, only two are in the City's full control (90 Gracechurch Street and the Grotto). Six 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.

Appendices

- Appendix A – City's heritage assets included in 2020 HARR
- Appendix B – Local Authority enforcement powers

Background Papers

Heritage at Risk Register (HARR) Report 2020 – Published by Historic England

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