

<b>Committee(s):</b> Operational Property and Projects Sub-Committee	<b>Dated:</b> 6 March 2023
<b>Subject:</b> Heritage at Risk Register (HARR) Report 2022	<b>Public</b>
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	1, 8, 10, 11 & 12
<b>Does this proposal require extra revenue and/or capital spending?</b>	No
<b>If so, how much?</b>	n/a
<b>What is the source of Funding?</b>	n/a
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	n/a
<b>Report of:</b> City Surveyor – (CS.069/23)	<b>For Information</b>
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### Summary

Historic England publishes an annual register of statutorily protected heritage sites in England, 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 2022 with the London & South East Register alone containing 1,095 entries.

The City of London Corporation (CoL) is involved with 5 heritage assets listed in the 2022 edition of the HARR down from 8 in 2021 and out of a total of 877 CoL owned heritage assets. Only 1 asset is in the CoL's full control – The Grotto in Wanstead Park. When compared to the last report in June 2021, 3 assets have been successfully removed and no assets have been added since.

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 CoL wholly or partly owns from the HARR.

### Recommendation

Members are asked to:

- Note the contents of this report.
- Note the next HARR update will be incorporated as part of the annual Heritage Estate Update report.

## **Main Report**

### **Background**

1. A very small proportion of the COL's property portfolio, which includes 877 heritage assets, is currently notified in the HARR. Designation within HARR is helpful in gaining advice from Historic England and priority access to funding.

### **Current Position**

2. The CoL is involved with 5 heritage assets listed in the 2022 edition of the HARR, which nationally covers a total of 4,919 entries.
3. When compared to the last report in 2021, 3 assets have been successfully removed. 2 separate entries for All Hallows were removed from the HARR in 2022 following a successful programme of repairs. The Roman Wall in the basement of 90 Gracechurch Street was removed in 2021 after improved management of the site with the installation of a dehumidifier, improved drainage, and cleaning of the mould from the masonry.
4. From the list of 5 assets registered in the 2022 edition of the HARR, only 1 is in the CoL's full control – The Grotto in Wanstead Park.
5. 4 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).
6. The full text of the entries in the HARR for CoL's properties and a summary of issues and circumstances for each asset can be found in Appendix A.
7. While the premise for Bunhill Fields Conservation Area inclusion in the HARR is due to the surrounding developments, the City Surveyor prepared a Conservation Management Plan (CMP) in 2020 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 is in place to allow on-going conservation and ad hoc emergency repairs to the memorials.

### **Key Data**

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

	<b><u>Assets</u></b>	<b><u>Condition/ Trend<sup>1</sup></u></b>	<b><u>Actions/ Strategy</u></b>
1	<p><b>Wanstead Park E12 (326 acre Grade II* Registered Park &amp; Garden, Conservation Area)</b> Added to the HARR in 2009</p> <p><u>Ownership:</u> The CoL holds majority of the Park in trust through the Epping Forest Charity. Other owners include Wanstead Park Sport Ground Ltd.; Parish of Wanstead (Church of England); London Borough of Redbridge.</p>	<b>Extensive significant problems / Stable</b>	<p>A Conceptual Options Plan and Cost Planning Study commissioned in 2019 recommends actions to enable the improvement and eventual removal of the Park from the HARR.</p> <p>The Wanstead Park Ponds Project was established in 2019 to fulfil the CoL's 'High Risk Reservoir' duties. Proposals for works to the dams and improved water management are being developed as set out in Appendix A. Funded from City Cash subject to drawdown approval. Refer to Appendix A.</p> <p>The Project Board have also been co-ordinating with other projects to improve the sustainable water management within the park, including reinstatement of the pump house and commissioning of a Sustainable Drainage System (SuDS) feasibility study. Funding of the SuDS is dependent on successfully bidding for external funds. Refer to Appendix A.</p>
2	<p><b>Wanstead Park E11 (Conservation Area, 8 LBs, part in Registered Park &amp; Garden grade II*)</b> Added to the HARR in 2010</p> <p><u>Ownership:</u> Multiple owners including the CoL.</p>	<b>Very bad / Deteriorating</b>	See item 1 above.
3	<p><b>The Grotto, Wanstead Park E11 (Listed Building Grade II, Registered Park &amp; Garden Grade II*, Conservation Area)</b> Added to the HARR in 2018</p> <p><u>Ownership:</u> CoL's ownership and responsibility.</p>	<b>Poor</b>	<p>Historic England confirmed that removal of this asset from the HARR will be achieved once the building is structurally sound, the fabric repaired satisfactorily, and a maintenance plan is put in place.</p> <p>Packages of preliminary works are currently being implemented, including structural investigations, retrieval of archaeological materials from the lakebed and repairs to the landing stage. A Restoration and Maintenance Plan is due to be commissioned in 2023. CWP funding is available for the four activities above. Further funding will be required for the restoration works. The current programme anticipates completion of all work required to allow removal from HARR by 2025.</p>
4	<p><b>Bunhill Fields Conservation Area (Conservation Area)</b> Added to the HARR in 2008</p> <p><u>Ownership:</u> Multiple owners including the CoL.</p>	<b>Fair / Deteriorating</b>	CoL to assist the Islington Council over inappropriate developments in the wider area.
5	<p><b>Ashted Park (Registered Park &amp; Garden Grade II)</b> Added to the HARR in 2009</p> <p><u>Ownership:</u> Partly owned by the CoL and partly owned by Mole Valley District Council and managed by the Surrey Wildlife Trust.</p>	<b>Generally satisfactory but with significant localised problems / Improving</b>	Officers are currently working with HE to understand actions required to remove the asset from the HARR.

<sup>1</sup> Condition or Trend as reported in the HARR 2022. Further details provided in Appendix A.

## **9. Corporate & Strategic Implications**

10. The City of London Corporation Heritage Estate 2023 Update Report – dated 06 March 2023, reflects more broadly on the corporate risk of insufficient funding and resourcing for maintenance of the CoL operational property portfolio and the knock-on effect to maintain heritage assets.

### **Financial implications**

11. It should be noted that the more affordable/easier to fix assets in the HARR, such as the remains of the City Wall have successfully been removed. 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 Cyclical Works Programme (CWP) funding and additional Local Risk resources.

### **Resource implications**

12. The Corporate Asset Sub-Committee CoL's Heritage Estate report from April 2021, and successive update in November 2021, presented a strategic outcome framework to support improving the approach to the overall management of the Heritage Estate (HE). The new database created in 2021 has been used as a programme management tool.
13. Progress is being made to ensure quinquennial surveys are undertaken in a timely manner to identify both health and safety as well as reputational risks. A number of factors have impacted on the HE programme including the pandemic, a reduction in CWP funding envelope for the operational property portfolio as a result of the prioritisation exercise undertaken for the whole CWP and also a six month vacancy in the HE service now subsequently filled.
14. Staff resource limitations and the size of the Heritage Estate (877 assets) will mean it is not possible to anticipate every potential new addition to the HARR. To mitigate this, officers are establishing regular liaison within all accountable departments/services where heritage assets are prevalent in the public domain in order to improve information sharing, collaboration and specialist oversight of assets vulnerable to climate change and accelerated conservation need.
15. Where there are multiple ownerships for HARR entries, collaborative working with Historic England and relevant Partner Organisations takes place to identify strategies to address removal of assets, as demonstrated in Wanstead Park. However, this approach is dependent on the context of ownership and all parties having the resources to prioritise. See Appendix A for further details.

### **Legal implications**

16. Currently, the owners of listed buildings are under no legal obligation to maintain their property in a good state of repair, even though it is in their interests to do so. Local planning authorities and Historic England can, however, take action to

secure repair when it becomes evident that a building is being allowed to deteriorate, see Appendix B.

17. Changes to enforcement powers are being considered in the Levelling-up and Regeneration Bill which is due for enactment in 2024 and further covered in the City of London Corporation Heritage Estate 2023 Update Report – dated 06 March 2023.

### **Risk implications**

18. 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 CoL as well as possible health and safety implications. Surveyors and client departments have been working to closely monitor and address statutory protected assets with more immediate health and safety risks and to prevent their potential addition to the HARR such as Warren House in Epping, Cleary Gardens in the City, both the Pinfold Pound and the Pergola in Hampstead Heath, Copped Park in Epping and Bunhill Fields Burial Ground in the City.

**Equalities implications** - none

### **Climate implications**

19. Extreme weather events will impact on heritage assets particularly those that are within open spaces – landscapes, highways, parks and gardens.

**Security implications** - none

### **Conclusion**

20. Three assets have been removed from the HARR and no descriptive conditions have worsened since the last report to Committee. One asset – Wanstead Park – has improved its condition.
21. Only a very small proportion of the CoL's Heritage Estate portfolio, which includes 877 assets, is currently notified in the HARR. From the list of 5 assets registered in the 2022 edition of the HARR, only 1 is in the CoL's full control (the Grotto). 4 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 such as Bunhill Fields Conservation Area which is included in the HARR due to the surrounding developments. These four assets are subject to varying degrees of complexity regarding requirements, responsibilities, interdependencies and funding.
22. Given constraints on officer resourcing, the current Heritage Estate strategy is to prioritise those which the CoL have more control of, so resource expended is proportionate to progress, as well as identifying assets at possible risk of additional listing to the HARR.

## **Appendices**

- Appendix A – CoL's heritage assets included in 2022 HARR
- Appendix B – Local Authority enforcement powers

## **Background Papers**

- Heritage at Risk Register (HARR) Report 2020, dated 22 June 2021
- The City of London Corporation Heritage Estate 2023 Update Report – dated 06 March 2023

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