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| <b>Committee(s)</b>   | <b>Date:</b>           |
| Corporate Asset Sub-Committee                                       | 13 February 2018       |
| <b>Subject:</b><br>Heritage at Risk Register (HARR) Report 2017     | <b>Public</b>          |
| <b>Report of:</b><br>City Surveyor (CS.051/18)                      | <b>For Information</b> |
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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 October 2017.

The City of London Corporation (the City) is involved with 10 heritage assets listed in the 2017 edition of the HARR; the same number since 2014. No assets have improved or worsened 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.

It is anticipated that 3 entries will be removed from the HARR in 2018, as all the conservation works have been completed in St Alphage Gardens and Kenley Common. However, the removal of Kenley Common entries is subject to Historic England re-schedule of these two entries reflecting the different property ownerships, rather than the requirement for further works by the City.

## **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 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 (HLF) grant streams.

### **Current Position**

2. The 2017 HARR includes the following ten designated heritage assets owned by, under the care of the City or managed in conjunction with others: -

| <b><u>Assets<br/>(within the City)</u></b> | <b><u>Designation</u></b> | <b><u>Condition/<br/>Trend*</u></b> | <b><u>Actions/<br/>Strategy</u></b>                          |
|--|---------------------------|-------------------------------------|--|
| St Mary Somerset Tower                     | Listed Building grade I   | fair                                | Works to be completed in 2018 (Led by the developer)         |
| London Wall All Hallows**                  | Scheduled Monument, 2 CAs | declining                           | Works to start in summer 2018 (Led by the City)              |
| London Wall St Alphage Garden**            | Scheduled Monument        | declining***                        | Conservation works completed (Led by the City)               |
| Roman Wall 90 Gracechurch Street basement  | Scheduled Monument, CA    | improving                           | Keep monitoring until conditions stabilise (Led by the City) |

| <b><u>Other Heritage Assets</u></b>             | <b><u>Designation</u></b>                                     | <b><u>Condition/<br/>Trend*</u></b> | <b><u>Actions/<br/>Strategy</u></b>   |
|---|---|-------------------------------------|---|
| Kenley Common, WWII fighter pens (group of 4)** | Scheduled Monument, CA  | improving                           | Conservation works completed (Led by the City)  |
| Kenley Common, WWII fighter pens (group of 7)** | Scheduled Monument, CA  | improving                           |   |
| Wanstead Park**                                 | Registered Park and Garden grade II*, 6 LBs, part in CA       | declining                           | Planned HLF bid to be submitted in date tbc (Led by the City)   |
| Wanstead Park Conservation Area **              | Conservation Area, 8 LBs, part in RPG grade II*               | deteriorating                       |   |
| Bunhill Fields Conservation Area **             | Conservation Area, 95 LBs, RPG grade I                        | deteriorating                       | Liaising with Islington Council; Conservation works; Planned HLF bid to be submitted in August 2018 (Led by the City) |
| Ashted Park **                                  | Registered Park and Garden II, 19 LBs, part in SM, part in CA | improving                           | Continued ground maintenance strategy by the City and the Surrey Wildlife Trust                                       |

A key to the abbreviations used may be found at the end of Appendix A.

\* Condition or Trend as reported in the HARR

\*\* Parts are owned or managed by third parties, details can be found in the Appendix A.

\*\*\* The registered condition does not take account the works which were completed by the City and/or its partners in the last quarter of 2017

- No assets have improved or worsened their registered condition when compared to last year's report. As detailed in the Appendix A, the HARR highlights that five assets are still "deteriorating" or "declining", four are shown as "improving" and one remains as "fair". The registered condition does not take account some of the works which were completed in the last quarter of 2017 and works which are planned to take place in 2018 by the City and/or its partners, 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 more difficult to achieve.
- The full text of the entries in the HARR for City's properties can be found in Appendix A, tables 1 and 2, and a summary of them is set out below.

6. **St Mary Somerset Tower** – The developer has requested a further extension of time to complete the necessary works, which has been agreed by the City Surveyor's Department, and it is now anticipated that the necessary works will be completed by the end of 2018. The developer is in contact with Historic England and seeking to clarify requirements for removal of the asset from the HARR.
7. **London Wall** – Two sections of the London Wall remain in the HARR: All Hallows-on-the-Wall and St Alphage Gardens. Works to St Alphage Gardens were completed in 2017 and it is expected that this entry will be removed from the HARR in 2018. The conservation works to the All Hallows-on-the-Wall are planned to start in the summer of 2018 subject to approval to work on a third-party property.
8. **Roman Wall/90 Gracechurch Street** – Environmental monitoring is still undergoing. Officers are regularly in contact with Historic England and 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. Historic England will re-assess conditions in January 2019 with the view to removing this asset from the HARR later that year.
9. **Kenley Common** – The conservation works have been completed and it is expected that the Scheduled Monuments will be removed from the HARR in the future, subject to Historic England re-schedule of the site reflecting the different property ownerships.
10. **Wanstead Park** – Improvements to the Grade II\* historic park and lake system have been implemented to address the HARR. 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. In November 2017, a Summit meeting held with local MP and statutory bodies was organised to agree way forward. A Heritage Lottery Fund (HLF) bid is planned to be submitted in the future but this is subject to HLF major review of Heritage Grants funding stream.
11. **Wanstead Park Conservation Area** – The action developed in the above designation (Para 10) will help to address this Conservation Area at Risk designation.
12. **Bunhill Fields Conservation Area** – This Conservation Area was added to the HARR because of inappropriate developments in the wider area, making removal from the HARR beyond the City's control. However, officers are assisting the Islington Council addressing the Heritage At Risk status making formal objections to large scale developments within the Conservation Area. Bunhill Fields Burial Ground itself is not an entry in the HARR. To ensure that the Burial Ground will not be added to future editions of the HARR, a programme of conservation works is currently being undertaken. Also, Open Spaces are planning to submit a HLF application for Bunhill Fields in August 2018, a project which may help the regeneration of this Conservation Area.

13. **Ashtead 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 2018 in order to improve the coherence between both areas and to enable promotion of the removal of the whole park from future HARRs.

## **Risks**

14. Current HLF major revision of the Heritage Grants funding streams means that Wanstead Park's HLF bid cannot be progressed and its Heritage at Risk status cannot be addressed as speedily as expected by external partners, which creates a reputational risk to the City. Wanstead Park has to date only secured £100k of matching funding against a requirement of £1.5M (30% of a £5M award). However, this is being proactively managed in conjunction with the Superintendent and Historic England and the outcome will be reported by Open Spaces in due course.
15. The City Surveyor have been notified that the Grotto in Wanstead Park has recently been added and it will appear on the published HARR from October 2018. There is Cyclical Works Programme (CWP) funding allocated to this project which the City's Heritage Estate Officers are planning to implement this year. Officers are working in liaison with Historic England in order to discuss a strategy which will allow the removal of the Grotto from the HARR and secure its future.
16. In order to prevent the addition of the London Wall Car Park to future editions of the HARR, the work to this section of the City Wall will be prioritised and undertaken in 2018.

## **Corporate & Strategic Implications**

17. 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.
18. 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. 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. Resources implications will be highlighted and recommendations made as necessary.
19. Heritage projects that form part of the annual CWP bid are given a greater prioritisation which leads to a higher score and therefore are more likely to get funding.

## **Implications**

20. 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 CWP, which is created from the Forward Maintenance Plan for each property.
21. 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 continued CWP funding and Local Risk resources to maintain any restoration. Future estimated costs of removing the assets from the HARR and the potential contribution via lottery funding can be found in Appendix B.

## **Conclusion**

22. Despite the fact that no assets have been removed from the HARR in the past four years and five entries remain registered with a “deteriorating” or “declining” condition (which does not take account some of the works which were completed in the last quarter of 2017), incremental progress has been made developing asset management strategies and improving the assets’ current condition.
23. 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. Resources implications will be highlighted and recommendations made as necessary.
24. The strategy in place is still considered to be the appropriate course of action, and as a result of the work done in St Alphage Gardens and Kenley Common, it is anticipated that 3 entries will be removed from the HARR in 2018, as all the conservation works have been completed in St Alphage Gardens and Kenley Common. However, the removal of Kenley Common entries is subject to Historic England re-schedule of these two entries reflecting the different property ownerships, rather than the requirement for further works by the City.

## **Appendices**

- Appendix A – City’s heritage assets included in 2017 HARR
- Appendix B - Estimated costs of removing the assets from the HARR

## **Background Papers**

Heritage at Risk Register (HARR) Report 2016, dated 10 February 2017

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