

**Report Title:** Listed Buildings at Risk Survey 2022/23

**Submitted by:** Service Director - Planning

**Portfolio:** Strategic Planning

**Wards affected:** All

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## **Purpose of the Report**

To inform members of the latest survey of the buildings within the Borough that are on the Statutory List of Buildings of Special Architectural or Historic Interest (Listed Buildings).

## **Recommendations**

1. That members accept the findings of the survey for buildings found to be “at risk” and agree that officers work towards getting these buildings removed from the Register.
2. That officers work with owners of those buildings identified as “requiring monitoring” (shown on Appendix 1) to stop them getting worse and becoming “at risk”.
3. That officers update the survey, if resources permit, every 5 years.
4. That the survey of buildings at risk in the Borough is published on the Council’s website.

## **Reason**

To develop and maintain understanding of the Borough’s designated heritage assets as well as ensuring their survival for the enjoyment of future generations.

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## **1. Context and Background**

Historic buildings are a finite resource, once they are gone, they are gone forever. The Council has done a survey of all of the listed buildings in the Borough and this report sets out those considered to be at risk from neglect and lack of maintenance. The overall purpose of this project is to work alongside owners to ensure that listed buildings identified are made weather tight and structurally sound and ideally a productive use found so they are no longer considered at risk and removed from this register.

Historic England publishes an annual Register of Buildings at Risk in England for Grade I and II\* Listed buildings. Betley Model Farm barns (Grade II\*) and the Gatehouse at Maer Hall (Grade II\*) are on the Historic England at Risk Register

<https://historicengland.org.uk/advice/heritage-at-risk/buildings/buildings-at-risk/>

## **2. Selection Criteria for Risk**

The survey assess the degree of risk based on a building’s **condition** and **level of occupancy**. Buildings which are occupied are generally less vulnerable than one that is not. Buildings can be at risk as a result of neglect, decay or sometimes inappropriate development.

Sometimes judgement and discretion is required and each building will be considered on an individual basis. Some buildings, like monuments or graves, do not have an occupancy rate per se, and so will be added to the list on the basis of condition only. Equally the length of time the building has been at risk may also be significant as maybe the ownership. There are very few problem buildings!

The previous two surveys in 2009 and 2016 identified around 5% of the borough's listed buildings as 'at risk' and around 6% required monitoring at that time because they had fallen into disrepair and disuse. The use and maintenance by owners plays a key part of whether buildings can move between the categories of risk and monitoring categories and careful control is required to ensure a positive future for the buildings. In 2016 14 Grade II buildings were at risk plus the two Grade II\* buildings, 16 in total.

### 3. Historic Buildings Improved Since Last Survey

Table 1 below shows that for these six buildings there has been a change in circumstances since the last survey and the building is no longer at risk.

<b>TABLE 1</b>	<b>Former At Risk Score</b>	<b>BUILDINGS NO LONGER AT RISK</b>
<b>SITE ADDRESS</b>		
Jasmine Lodge, Talke	5	New owners, carried out window renewal with consent and repaired roof.
Tower, Mill Rise, Kidsgrove	5	Owned by Borough Council. Former windmill is a ruin with significant crack. A structural survey was undertaken and works to consolidate. Grant received towards cost of these works in 2019.
Former Orme school Newcastle	5	Conversion into student flats as part of a larger scheme.
Former Brewhouse wall at Oakley Hall Mucklestone	5	New owners of Oakley Hall. Wall being rebuilt following LBC for specification and proposals.
181 Aston – attached cowshed	5	Various permissions to convert cowshed and incorporate into house – fully restored and in use.
1 Nelson Place, Newcastle	5	Building has a temporary use and is now considered no longer at risk but in need of monitoring.

Table 2 below shows ten buildings still at risk from previous survey and highlights any changes with current risk score.

<b>TABLE 2</b>	<b>At Risk Score</b>	<b>STILL AT RISK FROM PREVIOUS SURVEYS</b>
<b>SITE ADDRESS</b>		
Betley Model Farm Grade II*	5 was 6	The building is under repair and almost complete but no user has been identified for the building.
Gatehouse, Maer Hall Grade II*	5	Poor condition and whilst occupancy is not applicable and decay is halted with temporary

		scaffold, it is considered as slow decay with no solution agreed.
Oakley Folly Tyrley Market Drayton	7	Monument partially collapsed with no viable use or obvious owner.
Audley End Mill, Mill End, Audley	5	No use for the building. Structure generally sound but brickwork poor and needs repointing with lime. Some cracks need investigating. Consider grant.
Stable block at Whitmore Hall	5	There are a number of cracks in this building and probably needs properly monitoring again. It has no use but is part of the Whitmore estate.
Conservatory and Madeley Manor	6 was 5	Care home closed/no use. Temporarily boarded up and regularly monitored by owners. Conversion scheme granted permission but scheme for enabling development off site awaiting decision.
Farm Buildings at Oakley Park Farm Butterton Road	6 was 5	Buildings in very poor state of repair. Some low level farm storage for some of the buildings.
Boat House, Heighley Castle Way, Madeley	7 was 6	Building remains vulnerable with temporary roof covering and security measures no longer in place.
Woodshutts Farmhouse Second Avenue Kidsgrove	7 was 5	Extremely vulnerable. Scheme drawn up for refurbishment and small housing scheme preapp but remains landlocked. Considering getting Historic England to underwrite the serving of a Repairs Notice.
Agricultural Building at Church Farm Crown Bank Talke	7 was 6	Probably greater risk as site sold recently at auction. Whole site is vacant including house and other outbuildings. Tried to contact agent but no action.

#### 4. Current Position and Next Steps

This 2022/23 survey has added an additional 13 buildings and structures to the Register making 23 buildings and these are shown below. This represents just over 6% of the Borough's listed buildings.

A few buildings on the Council's List, such as milestones, could not be found during the survey. It is suspected that they may have been removed or destroyed/lost. This will be reported to Historic England so that the Statutory List can be amended.

<b>TABLE 3</b>	<b>At Risk Score</b>	<b>NEW 2022/23 BUILDINGS AT RISK</b>
<b>SITE ADDRESS</b>		
51 High Street, Newcastle	5	Town centre shop has been vacant for a number of years and is starting to need some repairs.
Ashley Congregational Chapel	5	Former chapel is in need of refurbishment and is vacant, however it has been granted consent for conversion to residential and will hopefully have a new sensitive use soon.
Bowsey Wood Cottage, Madeley	5	Cottage has been partially occupied for many years but continues to decline. Timber frame and sole plate is in very poor condition and despite a permission for repair

		refurbishment and extension this has not been implemented. Need to review the conditions of the permission and contact owner,
3-5 Church Street, Newcastle	5	Shop and house been vacant for many years. For sale but not agreed as yet. Building in need of refurbishment.
Betley Court, Main Road, Betley	6	Major fire in 2018 left much of the building a shell. Rear apartments unaffected now occupied permissions in place for new apartment layout, new roof and internal works progressing. Main house still awaiting permission and use but situation improving all the time.
Furnace House, Springwood Road, Chesterton	6	Former blast furnace is also a SAM and Listed Building so responsibility of Historic England. Permission in place to help repair and consolidate as part of residential permission to adjacent house. Monitor.
Arched viaduct, near Clock House, Keele University	7	Part of garden structures, severe disrepair and collapse, dangerous and overgrown vegetation
Tunnel, near Clock House, Keele University	7	Part of garden structures, tunnel in need of repair and surrounding Arcadian rock cut entrance needs clearing of vegetation.
South Lodge, Newcastle Road, Talke	5	Vacant and render falling off with poor repairs.
Dovecote, Main Road, Betley	6	Cracking, slipped tiles, vegetation growth and no economic use.
Smithy, Main Road, Betley	6	Cracking, slipped tiles, vegetation growth and no economic use.
Offley Well Head, Manor Road, Madeley	5	The platform to the fountain are in a poor state of repair with loose sections and some which have collapsed. Some vegetation has been cleared.
Milepost SJ 8101 3879	5	Missing. Inform Historic England.

## 5. Challenges Ahead

There are 3 graded categories of Risk – a score of 5 being low risk and 7 being severe risk. This score varies according to the condition of the property and whether it has an economic use or not. Some of the buildings identified at risk last time, have changed score, so at the last survey Betley Model Farm was severely at risk structurally and had no use and was high risk overall. The farm complex has now been completely restored by the owner but does not currently have a use, so whilst it is still at risk, it is at lower risk than it was previously. In the case of Woodshutts Farmhouse, numerous fires and lack of action by the owner has meant the building has severely deteriorated. The surveys also shows that 22 buildings require monitoring to ensure that they do not fall into the At Risk categories (See Appendix 1).

## 6. Options for Action

The Council supports the principle of undertaking regular care and maintenance of historic buildings as the best way to ensure that the need for major repair will not develop. There are various ways of dealing with these problem buildings and negotiation has been the most successful way of sorting out many of these buildings and removing them from the At Risk Register.

Some buildings are more difficult to deal with than others, and aspirations of owners and occupiers are usually the most significant challenge. The Council is committed to working

with owners to secure lasting repairs and productive re-use of the Buildings at risk within the Borough. The Council is always ready to help provide guidance to owners in the best way to move forward including finding the right specialist for the maintenance of buildings.

The Council can target its limited grants towards those Buildings at Risk and indeed has done this on a few occasions, and has helped some apply for other funding streams, such as the Heritage Lottery Fund. The Council's Historic Building Grants, available for Listed Buildings, buildings in Conservation Areas or on the local Register, are important as an incentive to help retain the significance, authenticity and character of the Borough's heritage assets.

Where the cooperation of the owner is not forthcoming, the authority has powers under the Planning (Listed Buildings and Conservation Areas) Act 1990 to serve legal notices requiring urgent works and repair to be carried out.

## **7. Alternative Options**

The best way to ensure a building has a secure future is to ensure that it remains in viable use. Officers are always available to discuss options to try and reach mutually acceptable solutions. This will need vision, skill and willingness to recognise that heritage assets as a commodity have value including helping meet the country's net zero emissions targets by valuing their embodied energy. They also have intrinsic character and a connection to the locality that new buildings do not have.

## **8. Unauthorised Works**

Surveys have always identified unauthorised works which have been undertaken to some listed buildings. The most common problem by far is the installation of inappropriate windows or construction of structures within the curtilage of the listed building. There has been successful reinstatement of appropriate windows either by agreement or by issuing enforcement notices in some cases, and these are still being negotiated or remain outstanding. Inappropriate windows are the most widespread in listed farmhouses, which are often more remote and difficult to deal with but some progress is being made with negotiation and enforcement.

The Council always reserves the right to prosecute authorised works and if members suspect such work is or has been undertaken we urge that you contact the planning department to inform officers so that we can investigate. Such works never become immune from the taking of enforcement action. Heritage assets are a finite resource and their authenticity is paramount to making the building and the Borough special.

**Appendix 1 - List of Buildings not at risk but in need of monitoring**

<b>SITE ADDRESS</b>	<b>GRADE</b>	<b>RISK SCORE – 4 To Watch</b>
36 High Street, Newcastle	II	
9-13 Ironmarket, Newcatle	II	4
49 Ironmarket Newcastle (Reflex)	II	4
Bow Hill House, Main Road Betley	II	4
The Hills Farmhouse Berrisford	II	4
Wall at former Brewhouse, Oakley Hall	II	4
Milepost SJ 7636 4649 Main Rd, Wrinehill	II	4
Milepost SJ 7687 4413 Bar Hill Rd, Madeley	II	4
1 Nelson Place, Newcastle	II	4
Milepost SJ 7214 3566, Tryley	II	4
Fitch Memorial approx. 12m NW, St Mary Whitmore	II	4
Rhodes Memorial approx. 13m S of St Mary Whitmore	II	4
All Saints Church Balterley Green Road, Balterley	II	4
Red Bull Aqueduct, Liverpool Road East, Macc Canal	II	4
Park Bridge and walls 100m N of Maer Hall	II	4
Milepost SJ 8242 4217 Shutlanehead, Newcastle	II	4
Hey House, Manor Road, Madeley	II	4
Wedgewood Monument, Bignall End Hill, Newcastle	II	4
6 Queen Street, Newcastle	II	4
Old Madeley Manor (remains) Manor Road, Madeley	II	4
Stone Balustrade in garden at Maer Hall	II	4
56A High Street, Newcastle	II	4