

Urgent Works Notice for the conservatory at Madeley Manor Nursing Home

Purpose of the Report

1. To request approval for the preparation of a schedule of work which would form the basis of an Urgent Works Notice on the conservatory at Madeley Manor, a Listed Building on the Council's Buildings at Risk Register.
2. That the Working support that the funding of the preparation of the schedule of work comes out of the Council's Historic Building Grant Fund.

Recommendations

That the Working Party recommend that the Planning Committee agrees to the preparation and serving of an Urgent Works Notice for the conservatory attached to Madeley Manor Care Home and the implementation of that Notice if appropriate.

Reasons

To conserve the Borough's important heritage assets as well as ensuring their survival for the enjoyment of future generations.

1.0 Context and Background

- 1.1 The Borough Council carried out Buildings at Risk survey of all of its Listed buildings in August 2009 and published a report in October 2011.
- 1.2 The survey identified 19 listed buildings or 5.2% that were found to be at risk. Since then some buildings have either been repaired or partially repaired or a change in circumstances has happened since the individual survey and are no longer at risk. Overall 11 buildings are currently at risk.
- 1.3 In a report in June 2012 the Planning Committee agreed that the Council's Historic Building Grants could be used to support the serving of an Urgent Works or Repairs Notice for historic and Listed Buildings.

2.0 Current position and next steps

- 2.1 The conservatory attached to Madeley Manor Care Home is one of those buildings still considered at risk. No work has been undertaken to the structure since the survey and it is in a severe state of deterioration. The Planning Service was working with the owners and their architects on proposals for a comprehensive repair and reinstatement of the conservatory a few years ago but no development has been undertaken. To date this year various letters and emails have been sent to the owner with regard to progress on the repair of the conservatory and no response has been received.
- 2.2 There are various ways of dealing with these problem buildings and the Council is committed to working with owners to secure lasting repairs and productive re-use of the Buildings at risk within the Borough.

3.0 Options for Action

- 3.1 Where a property is not fully occupied, notice can be served under Section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act). This enables the Local Authority to undertake urgent works to those parts of the property that are not in use. The kind of work under this kind of notice can only ensure that the structure is weatherproof, safe from collapse and secure from fire or theft. The Notice must describe the proposed works and be served to give a minimum of seven days written warning. The owner can respond by undertaking the specified works. If the Authority has to undertake the works themselves the costs can be recovered from the owner.

3.2 It is proposed that the Council engages a specialist architect to specify the minimum works to prevent any further deterioration which will then be used to engage a contractor to carry out the work if the owner defaults.

4.0 **Conclusions**

4.1 The Council can target its limited grant aid funds towards the Buildings at Risk and it is proposed that funding is directed towards the serving of an Urgent Works notice which may encourage the owner to carry out the works before the Council has to step in and do the work.

4.2 It is important to note that a notice to carry out urgent works cannot ensure the full restoration of a building or structure but prevent short term deterioration. The Council can serve as many of these notice as is required.

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

SITE ADDRESS	GRADE	RISK SCORE	FOR SALE
36 High Street Newcastle	II	04	N
31 Ironmarket Newcastle	II	04	N
8 King Street Newcastle	II	04	N
21 Marsh Parade Newcastle	II	04	N
Audley Mill Mill End Newcastle	II	04	N
Keele Lodge Keele University Whitmore Road Keele Newcastle	II	04	N
Ashley Congregational Chapel Chapel Lane Ashley	II	04	N
Oakley Hall Butterton Road Butterton	II*	04	N
Clod Hall Almington Market Drayton	II	04	N
Bougheys Mill Nantwich Road Audley	II	04	N
3-5 Church Street Newcastle	II	04	N
Dimsdale Hall Farm Dimsdale Parade West Newcastle	II	04	Y
24 High Street Newcastle	II	04	N
St Johns Church Of England Church Bank Keele Newcastle	II	04	N
Fitch Memorial Approximately 12m North-west Of Church Of St Mary Church Lane Mucklestone	II	04	N
Lower Stoney Low Farm Three Mile Lane Newcastle	II	04	N
St Thomas's Church Butterton Road Butterton	II*	04	N
St Georges Church Queen Street Newcastle	II*	04	N
Brampton House 10 Queen Street Newcastle	II	04	N
Offley Well Head Manor Road Madeley	II	04	N
27 Marsh Parade Newcastle	II	04	N
St Peters Church Maer Newcastle	II	04	N