

<b>Subject:</b>	<b>Maintenance of Historic Buildings</b>		
<b>Date of Meeting:</b>	<b>2 February 2012</b>		
<b>Report of:</b>	<b>Strategic Director - Place</b>		
<b>Contact Officer:</b>	<b>Name:</b>	<b>Tim Jefferies</b>	<b>Tel: 29-3152</b>
	<b>Email:</b>	<b>tim.jefferies@brighton-hove.gov.uk</b>	
<b>Key Decision:</b>	<b>No</b>		
<b>Ward(s) affected:</b>	<b>All</b>		

**FOR GENERAL RELEASE**

**1. SUMMARY AND POLICY CONTEXT:**

- 1.1 This report provides an annual update on the pro-active programme to ensure the re-use, repair and restoration of historic buildings in the city, including the enforcement of works where necessary. It includes an updated register of those listed buildings considered to be 'at risk' (Appendix 1) and an updated list of other historic buildings where action is ongoing to secure repair and redecoration works to improve their appearance (Appendix 2).

**2. RECOMMENDATIONS:**

- 2.1 That the updated register of listed buildings that are considered to be 'at risk' is endorsed (Appendix 1).

**3. RELEVANT BACKGROUND INFORMATION**

- 3.1 The adopted Conservation Strategy (2003) describes the council's approach to dealing with the maintenance of historic buildings. That approach and the priorities for future action were updated and approved at the meeting of the Cabinet Member for Environment on 4 July 2008.
- 3.2 Accordingly, the highest priority has been given to maintaining the register of listed buildings at risk, identified in accordance with criteria set down by English Heritage. Officers have worked corporately to seek the repair and/or re-use of these buildings where appropriate.
- 3.3 In October 2011 English Heritage published a new version of 'Stopping the Rot', their guidance to enforcing the repair of historic building, to coincide with their annual update on heritage at risk. Publication of this follows a survey of local authorities (which this council took part in) and the resulting findings show that over the last five years this council is in the top 20% of local authorities nationally in terms of taking pro-active action by serving notices to secure repair works to historic buildings.

- 3.4 Since the last report 3 buildings have been removed from the 'at risk' register, as follows:
- **38 Brunswick Street East (rear of 14 Brunswick Square)** – conversion and repair works are now well advanced and the property is occupied. The building has been fully re-roofed and is weather tight. The street frontage has been substantially repaired and redecorated.
  - **Old Steine, former bus depot at rear of Royal York Hotel** – planning permission and listed building consent were granted for conversion of the upper floor to additional hotel accommodation. These works have been carried out and the building is in use. The building is now weather tight and its appearance has been improved but fuller repairs are planned.
  - **16 Ship Street** – the necessary repair works to the Ship Street frontage have now been largely completed and it has been confirmed that the building is occupied.
- 3.5 Two buildings that were considered as 'vulnerable' in 2010 no longer give cause for concern. These are:
- **27 Marine Square** – the approved conversion and refurbishment works have now been largely completed.
  - **St Peter's Church** – repairs to the roofs to make the church weather tight began in July 2011 and are now well advanced. The church is in full use.
- 3.6 There has also been significant progress in respect of other buildings on the register, notably as follows:
- **19 Brunswick Place** – the building is weather tight and secure following the carrying out of urgent works. Planning permission and listed building consent have been granted for the conversion and restoration of the building to form self-contained flats. The works commenced in January 2012.
  - **2 St George's Place** – the council has been successful on appeal in being allowed to recover nearly 90% of the costs of the urgent works carried out in default. Planning permission and listed building consent have been granted for the conversion and restoration of the building to form self-contained flats. The owners have advised of their intentions to carry out these works.
  - **The Barn, Stanmer Village** – a public exhibition was held in September to generate ideas for the use of the barn and the results of this are being evaluated. The council's Property & Design team is seeking expressions of interest in the building. The Barn now falls within the South Downs National Park Authority area.
- 3.7 Two listed buildings have been added to the register as being 'at risk'. These are Saltdean Lido and 43 Russell Square, Brighton. In the case of Saltdean Lido, Members will be aware that this matter was discussed at Council on 20 October 2011 and was reported to the Culture, Recreation and Tourism Cabinet Member Meeting on 6 December. As a result of that report's agreed recommendations, officers are investigating whether action should be taken under sections 47 and 48 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.8 Further details of all these properties are given in the updated register of Buildings at Risk at Appendix 1. For existing entries the previous year's priority rating is shown in brackets (where A is the highest priority and F the lowest).

- 3.9 In accordance with the originally agreed report (of 4 July 2008), the second priority for pro-active action is those other historic buildings that are in significant need of maintenance. Action is most typically taken under Section 215 of the Town and Country Planning Act 1990, where buildings are considered to be adversely affecting the amenity of the area by virtue of their poor and deteriorating appearance.
- 3.10 Over the last year the following nine historic buildings in conservation areas have been successfully repaired and/or redecorated following such action, or the threat of such action:
- 1 Adelaide Crescent, Hove
  - 22 Brunswick Street East, Hove
  - 18 Hampton Place, Brighton
  - 102 Marine Parade, Brighton
  - 14 Marine Square, Brighton
  - 90 Montpelier Road, Brighton
  - 12 Royal Crescent, Brighton
  - 47 Sillwood Road, Brighton
  - 48 West Hill Street, Brighton
- 3.11 In another five cases repair and redecoration works are currently in progress. Four properties have been identified where such action may now be necessary and an updated list of current cases is given at Appendix 2, with the new cases shown in bold type.

#### **4. COMMUNITY ENGAGEMENT AND CONSULTATION**

- 4.1 The Head of Property Services has been consulted on the report in respect of council owned properties. The proposals in this report do not represent matters of new policy or introduce any new schemes. Therefore it is not considered that external consultation would be appropriate.

#### **5. FINANCIAL & OTHER IMPLICATIONS:**

##### Financial Implications:

- 5.1 Any enforcement action arising from this report can usually be covered within existing revenue budgets. In cases where additional costs may be incurred due to the council having to undertake the repair work in default, and/or to compulsorily acquire a property, a separate report would be presented to the Planning Committee for consideration.

*Finance Officer Consulted: Karen Brookshaw Date: 23/11/11*

##### Legal Implications:

- 5.2 In the case of listed buildings at risk, action would usually be taken, where necessary, under sections 47 and 48 or sections 54 and 55 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In the case of necessary repair and redecoration works to other historic buildings, whose condition

adversely affects the amenity of the area, action would usually be taken under section 215 of the Town and Country Planning Act 1990.

*Lawyer Consulted:*

*Alison Gatherer*

*Date: 23/11/11*

Equalities Implications:

- 5.3 An Equalities Impact Assessment (EQIA) of the Conservation service was undertaken in 2010 and covers work on the pro-active enforcement of the maintenance of historic buildings.

Sustainability Implications:

- 5.4 The proposals in this report have no substantial impact upon the four priorities of the UK's Sustainable Development Strategy. But in terms of Sustainable Consumption and Production, the retention and timely repair of existing buildings reduces construction and demolition waste.

Crime & Disorder Implications:

- 5.5 The good repair and maintenance of publicly visible buildings and structures can help to discourage anti-social behaviour and graffiti.

Risk and Opportunity Management Implications:

- 5.6 The failure to retain and maintain listed buildings could lead to significant adverse publicity for the council.

Public Health Implications:

- 5.7 The repair of residential buildings in poor condition can improve the health and well-being of existing and/or future occupants.

Corporate / Citywide Implications:

- 5.8 The Sustainable Community Strategy contains a commitment to implement the Conservation Strategy. The repair and reuse of historic buildings contributes towards the Corporate Plan 2011-15 priority of creating a more sustainable city and particularly the outcome of a healthier and higher quality built environment. The Corporate Plan includes a performance indicator that seeks a reduction in the number of listed buildings at risk.

**6. EVALUATION OF ANY ALTERNATIVE OPTION(S):**

- 6.1 None considered.

**7. REASONS FOR REPORT RECOMMENDATIONS**

- 7.1 The report recommendation will allow resources to be directed to those historic buildings that are most in need of repair and to ensure a consistent and transparent approach to any future enforcement action.

## **SUPPORTING DOCUMENTATION**

### **Appendices:**

1. Register of Buildings at Risk 2011.
2. Historic buildings in significant need of maintenance – current cases

### **Documents in Members' Rooms**

None.

### **Background Documents**

1. The Conservation Strategy (2003)

