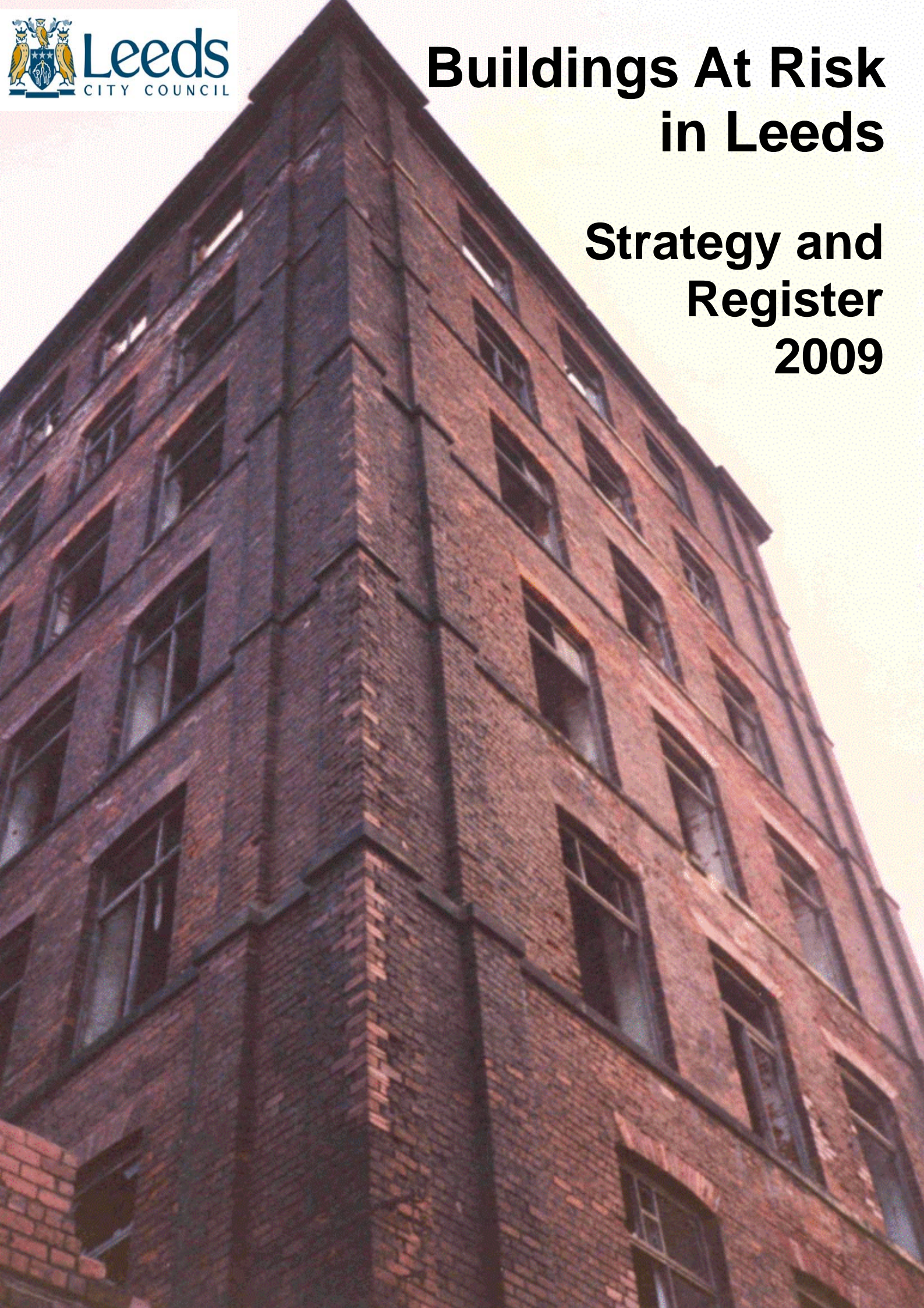


Buildings At Risk in Leeds

**Strategy and
Register
2009**



PART 1 – LEEDS REVIEW 2007-09

SUMMARY

Leeds District now has 2,337 listed building 'entries' – representing more than 3,000 individual listed buildings. Although most of these are in use and kept in good repair, some are not. These 'listed buildings at risk' (BARs) are threatened by neglect and decay: their future is in doubt.

There are currently 96 buildings or structures on the Leeds Buildings at Risk Register, that is, 4% (compared to 3.3% in 2007) of the total stock of listed buildings in the Leeds district. Of these, six are 'vulnerable' and 90 are 'at risk'.¹

The Council's target has been to 'resolve' at least ten BARs per year. But the rate of resolution since 2004 has been closer to four or five items per year. The revised target for 2010 is to remove at least six from the list.

HIGH-GRADE BUILDINGS at RISK

The higher-grade Buildings at Risk are also catalogued in the Heritage at Risk Register for Yorkshire and the Humber Region, which has been assembled by English Heritage.

Leeds has twelve higher-grade buildings or structures at risk: –

Structural Monument:

- Rothwell Castle (chapel ruin), Church Street, Rothwell.

Grade I:

- Temple Mill, Marshall St., Holbeck (new entry 2009)
- Ledston Hall, Hall Lane, Ledston.

Grade II*:

- Church of St Margaret, Cardigan Road, Burley
- Mount St Mary's Church, Church Road, Richmond Hill
- Stank Hall Barn, Dewsbury Road, Beeston
- Hunslet Mill, Goodman Street, Hunslet
- First White Cloth Hall, 98-100 Kirkgate, City Centre
- Temple Mill Gate Lodge, Marshall Street, Holbeck
- Clumpcliffe Gazebo, Methley Lane, Methley
- Thorpe Hall, Middleton Lane, Thorpe-on-the-Hill
- Memorial to Queen Victoria, Woodhouse Moor.

These twelve comprise 8.3% of Leeds' 145 outstanding listed buildings or structures, and this compares disappointingly with the regional average in 2009 of 4.6% and with the national average of 3.1%. So there is much work to be done locally.

¹ These terms are explained in the Leeds Register (below) and on the English Heritage website www.english-heritage.org.uk

Some Grade I and II*
Buildings at Risk



Temple Mill, Holbeck



Stank Hall Barn, Beeston



First White Cloth Hall, Kirkgate



Memorial to Queen Victoria



Mount St. Mary's Church



Thorpe Hall

PROGRESS REPORT

The Leeds Buildings at Risk Register lists all 96 BARs. Analysis of the register reveals the following headline facts: –

- The major new entry this year has been Temple Mill in Holbeck. Promisingly however, the roof collapse at Temple Mill (in December 2008) has now been fully scaffolded.
- The Leeds Register has grown – largely as our knowledge increases of the condition of the listed building stock. But 28 BARs have nonetheless been dealt with and come off the register since 2004 (when there were 91) – notably Kirkstall Abbey and Harewood Castle.
- The service plan target has been to remove at least ten items per year from bands A–F. But the rate of ‘resolution’ since 2004 has only been four or five BARs per year.
- Leeds City Council owns 22 BARs, nearly a quarter of buildings on the Register, but has successfully dealt with eight cases since 2004.
- Most BARs are located outside the city centre where regeneration has been strongest. There is a wide distribution in the inner suburbs, the townships, and in the country estates.
- Resolution appears to be in prospect for 23% of Leeds’ buildings at risk.
- The main challenge is from the 6 No. Priority A cases and 63 No. Priority C cases, where no solution has yet been identified. Half (35) are simply structures that need maintenance and long-term stewardship, but half (34) are buildings capable of, and in need of, beneficial use.

Some Grade II Buildings at Risk



Former York Road Library



Fearnville, Hollin Park



Chapel Allerton Mansion



Scatcherd Mausoleum, Morley



62 High Street, Clifford



Horsforth Corn Mill

PART 2 – LEEDS BUILDINGS AT RISK STRATEGY

More Grade II
Buildings at Risk

INTRODUCTION

'Looking after Leeds' is a cornerstone 'council value'. The following strategy for Listed Buildings at Risk in Leeds responds to this.

It focuses on Listed Buildings at Risk in Leeds – albeit just one element of our 'Heritage at Risk' mentioned above. As Leeds' economy changes, so must its buildings and their functions: some will fall into disuse or disrepair. And yet, these buildings are of considerable cultural or historic importance to the Leeds community. So they need a new future.

Normally, the best use for a listed building such as a barn or a large house is that for which it was designed. But where the original use is no longer viable or appropriate, a change of use has to be seen positively, whilst maximising retention of original fabric, principal rooms, plan-form and spatial quality. A change of owner can be crucial – the new owner bringing fresh resources.

The Register lists the names of the buildings, and is publicly accessible. In a sense, it 'names and shames' problem buildings.

The Council's Conservation Team endeavours to resolve the future of all BARs, whether Council-owned or privately-owned. The buildings in Bands A and C need planned solutions; so the greatest effort will be made towards these.

Prospective developers, entrepreneurs, architects – and indeed house-hunters – can peruse the Leeds BAR Register, looking for exciting new projects.

The Conservation Team normally holds contact details.

TARGETS for 2010-11

In the period to the end of March 2011, the City Council aims to stop the further deterioration of the following BARs through negotiation or direct action.

The City Council's top-six priority cases currently are:—

1. First White Cloth Hall, 98 & 100 Kirkgate, City Centre, LS2:
This Grade II* listed building dated 1711 is in a critical condition despite being supported by scaffold. Leeds Civic Trust report that window lintels have failed. The Council has made a bid to the Heritage Lottery Fund for assistance with a regeneration scheme for the lower Kirkgate area that aims to help rescue this building.
2. Stank Hall complex, Dewsbury Road, Beeston, LS11:
A joint-initiative between LCC and EH for the repair of the scheduled barn is being implemented, but development proposals for the overall site, including the two Grade II listed halls and possible newbuild, need to be progressed by LCC.
3. Mount St Mary's, Church Road, Richmond Hill, LS9:
A review is necessary of the future of this prominent Grade II* Listed Building as part of a wider development scheme, which has so far failed to secure Government grant.



Abbey Mills, Kirkstall



Victoria Arch, Beckett Park



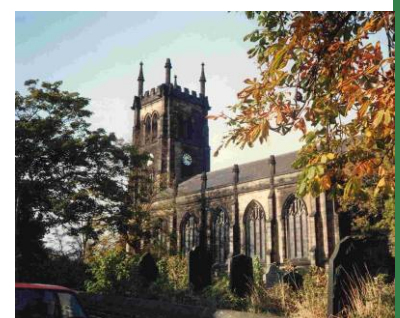
Lambert's Arcade, Briggate



High Royds, Menston



Wharfedale Hospital,
Otley



St Mark's Church,
Woodhouse

4. Fearnville, Dib Lane, Hollin Park, LS8:
Leeds Civic Trust report in a building study that this Grade II listed villa has been deteriorating rapidly. Urgent negotiations need to take place with the new owner.
5. York Road Library, Richmond Hill, LS9:
This prominent Grade II Listed Building has recently been stripped of all its roofing slates. It needs to be safeguarded in the short term and perhaps to be a part of a larger development scheme currently being planned for the area.
6. Temple Mill complex, Marshall Street, Holbeck, LS11:
Temporary repairs and usage have been secured for the Grade I listed mill, but a long-term development and repair strategy is needed for the overall site including the Grade II* listed gate-lodge.

Major Buildings
'SAVED'



Harewood Castle

The Conservation Team will also actively pursue the following cases:-

- Templar House, Lady Lane, City Centre, LS2
– there is an urgent gutters problem.
- Hunslet & Victoria Mills complex, Goodman Street, Hunslet, LS10
– the owners will be encouraged to review their approved scheme in the light of the Lower Aire Valley proposed eco-settlement.
- Tower Works, 6 & 8 Globe Road, Holbeck, LS11
– repairs will need to be of a high quality.
- Arncliffe complex, 22 Shire Oak Road, Headingley, LS6
– works of repair and reinstatement will be negotiated.
- Horsforth Corn Mill, Corn Mill Fold, Low Lane, Horsforth, LS18
– a change of ownership appears to be necessary.
- Thorpe Hall, Middleton Lane, Lofthouse, WF3
– a change of ownership appears to be necessary.



Harewood Castle



COUNCIL-OWNED BARs

A five-point plan adopted by the Asset Management Group in 2004 to address BARs in City Council ownership remains a commitment:

Building surveys and urgent works

The surveying of BARs is dealt with through our on-going condition survey programme.

Action plans

The preparation of an action plan for each BAR needs to be agreed between Corporate Property Management and the Service which is operationally responsible.

Planned maintenance

This needs to be agreed by Corporate Property Management.

Capital receipts disposal

The disposal of surplus BARs as quickly as possible is already an existing objective, but is subject to market demand. The aim is to keep such buildings wind and watertight in the meantime where practically possible until disposal can take place.

Asset Management plan policies

The Council's commitment to this area of work is likely to be reiterated in the Council's Asset Management Plan for 2010/11.



Kirkstall Abbey



Kirkstall Abbey

PRIVATELY-OWNED BARs

Owners Responsibilities

The Leeds BAR Strategy and Register provides the policy context for Council intervention over individual cases – involving the serving of (or threat of) Urgent Works Notices or other types of Notice.

The owner of a Listed Building is under no legal obligation to



maintain a building in good repair, but a local authority does have powers to act early in order to arrest deterioration and secure repair.

Private owners of historic buildings receive very little grant assistance, local or national. In fact only ten buildings in the region benefited last year from direct public grant from English Heritage or the Heritage Lottery Fund. That funding totalled about £600,000, and the beneficiaries were either (a) historic places of worship or (b) higher-grade listed buildings.

English Heritage have published guidance on “Stopping the Rot”. This explains the powers available to local authorities to give protection to heritage assets in their area. One power is the Section 54 Urgent Works Notice.

Urgent Works:

- An Urgent Works Notice is made under Section 54 of the 1990 Planning (Listed Buildings and Conservation Areas) Act .
- A Section 54 UWN comprises a ‘statement of intent’ that the Council intends to itself carry out Urgent Works and then reclaim the costs from the owner.
- Buildings in ecclesiastical use, crown land and scheduled ancient monuments are exempt.
- The object is to secure emergency repairs to unoccupied parts of a BAR – to prevent deterioration and damage due to wind and weather, collapse, rot, vandalism or theft. Permanent repairs are possible.
- The works should be the minimum necessary and should not involve the owner in great expense.

In pursuing privately-owned BARs, the City Council will follow English Heritage recommended ‘stages of action’. These stages or ‘steps’ are elaborated into Leeds’ own strategy as follows.

Stages of Action:

1. Written warnings expressing the Council’s concerns, the need for protection and the Council’s intent.
2. Request a site meeting, to discuss the circumstances of the case and Health & Safety issues.
3. Request access to the site and building, for the purpose of survey and making a dated photographic record, if necessary using Section 88 power of entry.
4. Prepare a draft Schedule of Repairs. The form of the Schedule will be concisely written and in plain English; will state why works are necessary, in terms of performance; will list specific works capable of being implemented by an owner who decides to act of his own volition; will set out alternative works, if any; and will state standards of work to be achieved.
5. Meet the owner or agent again, so that they are aware of the process. This may be sufficient to make the owner provide written confirmation of their intention to carry out the works on the draft schedule, with a start date.
6. Request English Heritage for grant support. English Heritage may possibly ‘underwrite’ a Council’s costs with an 80% grant in pursuing the service of a statutory notice. This is provided that the Council intends to recover the costs from the owner – if necessary using a Section 55 Notice – as the grant is repayable to English Heritage. To qualify, the building would have to be on the Council’s BAR Register, and, in the case of a Section 54 UWN, vacant / unoccupied, and the grade of the

Buildings at Risk ‘SAVED’



Neptune Street, Riverside



Clumpcliffe Barn, Methley



Carr Mills, Meanwood



Elmet Hall, Roundhay



Arncliffe, Headingley

- building would have to be Grade I or Grade II* (but not a Scheduled Ancient Monument), or Grade II within a CA.
7. Appoint a project manager for the Section 54 UWN – normally the Council’s Conservation Officer.
 8. Seek the support of senior management and Members.
 9. Prepare a costed Schedule of Repairs.
The max administrative cost of preparing a schedule should typically be £1,000. The max cost of the Urgent Works should typically be £25,000, including the costs of renting equipment. Items in a typical schedule should include:
site barriers, propping, making services safe, removing rubbish & asbestos & vegetation, repairs to roofs and rainwater goods, provision of ventilation.
 10. Meet the owner or agent again, so that they are aware of the process and are not tempted to deliberately torch the building out of desperation.
 11. Consider whether other Notices might be more appropriate: such as:
 - Section 9 of the Planning (LB & CA) Act 1990 – criminal offence
 - Section 38 of ditto – listed building enforcement notice
 - Section 77 of the Buildings Act 1984 – dangerous structure
 - Section 78 of the Buildings Act 1984 – immediate danger
 - Section 79 of the Buildings Act 1984 – dilapidation
 - Section 215 of the T&CP Act 1990 – amenity
 - Section 29 of the Loc. Govt. Act 1982 – public health.
 12. Consider whether the building is so neglected that the need for permanent repair accumulates to ‘risk of serious harm’ – regardless of whether the building is occupied or not, and of the owner’s means. If so, and if the Council has a partner such as a Building Preservation Trust lined up and committed to take over ownership of such a difficult BAR, then the Council will consider pursuing not only a Section 54 UWN but also, with confirmation of the Secretary of State, a Section 48 full Repairs Notice involving Compulsory Purchase for ‘the proper, long-term preservation of the building’. Only the owner can carry out repairs specified in a Section 48 full Repairs Notice. Such cases are complex, so the Council would need to appoint a Project Manager, ideally a conservation-accredited Registered Architect or Chartered Surveyor, whilst also pursuing Urgent Works in the short term.
 13. Prepare a project plan with target dates, and a strategy for the long-term future of the building, and seek Member support. The Council will be ‘resolved but fair’ in its actions.
 14. Request tenderers for the contract to submit a lump fee for the works, accompanied by a methodology, and agree a time-charge for any additional work.
 15. The chosen tender will not necessarily be the lowest: it will instead have the best methodology.
 16. Arrange access to the site and building for the contractor, who will keep their own dated photographic record.
 17. Have the contractor lined-up and committed to start work at the end of a 7-day period, being the normal period of an UWN.
 18. The correctly-delegated officer of the Council will authorise the UWN, and it will be served legally on all relevant parties.
 19. The form of the notice will contain: –
 - A summary of Section 54
 - Reference to cost recovery under Section 55
 - A separate Schedule of Works
 - Plans and location map
 - Council contact details.

Buildings at Risk
‘SAVED’



North Hill House,
Headingley



83A Otley Road,
Headingley



PART 3 – LEEDS BUILDINGS AT RISK REGISTER

INTRODUCTION

The Leeds Register follows overleaf in spread-sheet form >>>>

DEFINITIONS

What is a Listed Building?

A listed building is a building or structure that has been identified by English Heritage on behalf of Government as being of 'special architectural or historic interest' – nationally. Most are listed Grade II, but about 8% are 'outstanding' and these are listed Grade I or Grade II*.

All listed buildings are statutorily protected and Listed Building Consent is required from the planning authority for any works that would affect the building's character - whether internal, external or works to curtilage structures.

The impact of new-build on the setting of a listed building is a 'planning consideration'.

What is a Building At Risk?

A BAR is a listed building or structure in danger of losing its significance whether it be through decay or damage. Causes can include: functional redundancy, poor location, high cost of repair, or refusal of the owner to meet their general duty of care.

For buildings that can be occupied or have a use, the main vulnerability is vacancy, or under-use. Actually, about half of BARs are structures incapable of occupation, and are therefore incapable of beneficial use: they need maintenance and a repair budget for good stewardship.

So the condition and occupancy of listed buildings need to be monitored by the Local Authority, resources allocated, and action taken to stop the rot.

Priority for Action

The 'strategic' Priority for Action A to F is noted in the last column :-

Priorities **A & C** require solutions to be agreed – so entries are **in red**.

Priorities **B & D** have agreed solutions, but not yet implemented.

Priority **E** means under repair but no user identified, or under threat of redundancy.

Priority **F** cases have a repair scheme in progress and user identified, or they are functionally redundant with new use agreed but not yet implemented.

An entry marked **C(C)** means 'no change since last review': i.e. the building remains Priority **C** now, and was Priority **(C)** in the previous register.

The above detailed definitions are set out on page 25 of the EH publication Heritage at Risk 2009:
www.english-heritage.org.uk/upload/pdf/190609yorkshire_2009_har_register.pdf

Targets

Under the column-heading TARGET, approximately a dozen BARs or 'complexes' are identified that the Conservation Team aims – through negotiation or direct action before 31.3.2011 – to secure from further deterioration.

Buildings at Risk in Leeds – as at 31 December 2009

Street No.	Street Name	Building Name	Locality	LCC owned	Grade	Condition	Occupancy	PRIORITY for action	TARGET
	Abbey Rd	Abbey Mills	Kirkstall	■	II	poor	vacant	C (C)	
	Atkinson St	Drying House to Victoria Mill	Hunslet		II	poor	vacant	B (B)	
	Atkinson St	Victoria Mill	Hunslet		II	poor	vacant	B (B)	
	Beckett Park	Victoria Arch	Beckett Park		II	poor	n/a	C (B)	
	Beckett Street	Cemetery Monument to Sarah Kidney	Burmantofs	■	II	poor	n/a	C (C)	
	Bradford Road	Main Building at High Royds & P&Garden	Menston		II	poor	vacant	C	
2	Branch Road	Mike's Carpets	Armley		II	poor	p/t vacant	C	
6 & 8	Canal Rd	Cottages at Armley Mills	Armley		II	poor	vacant	C (C)	
	Cardigan Rd	Church of St Margaret	Burley		II*	fair	vacant	E (D)	
	Church Rd	Mount St Mary's Church	Richmond Hill		II*	poor	vacant	D (A)	1
	Church Street	Rothwell Castle (chapel ruin)	Rothwell		SAM	poor	n/a	C	
	Commercial Rd	Ford and weir on River Aire	Kirkstall		II	poor	n/a	C (C)	
19	Crow Ln	Former workshop	Otley		II	poor	vacant	C (C)	
	Dewsbury Rd	Stank Hall Barn	Beeston	■	SAM / II*	very bad	vacant	A	1
	Dewsbury Rd	Stank Hall	Beeston	■	II	very bad	vacant	A (C)	1
	Dewsbury Rd	New Hall	Beeston	■	II	very bad	vacant	A (C)	1
	Dib Lane	Feamville	Hollin Park		II	poor	vacant	C (C)	1
	Farnley Lane	Lodge and gates	Otley	■	II	poor	vacant	C	
	Eilerby Rd	Boundary wall to Church of St Saviour	Richmond Hill		II	poor	n/a	C (C)	
	Fairfax Road	Holbeck Cemetery: memorial to Henry Marsden	Beeston	■	II	poor	n/a	C (C)	
6 & 8	Globe Road	Tower Works entrance range	Holbeck		II	very bad	vacant	B	1
23 & 25	Goodman St	Hunslet Mill	Hunslet		II*	poor	vacant	D (B)	1
21A	Goodman St	Victoria Works	Hunslet		II	poor	vacant	B (B)	1
1-5	Grosvenor Mount	Boundary walls	Headingley		II	poor	n/a	C (C)	
	Grosvenor Rd	Boundary wall E of 1 Grosvenor Terr	Headingley		II	poor	n/a	C (C)	
	Grosvenor Rd	Boundary wall to Grosvenor House	Headingley		II	poor	n/a	C (C)	
	Grosvenor Rd	Boundary wall to Ridgeway House	Headingley		II	poor	n/a	C (C)	
	Haigh Moor Rd	Barn E of No. 183	West Ardsley		II	poor	vacant	D (C)	
	Hall Ln	Barn W of Farnley Hall	Farnley	■	II	poor	n/a	C (C)	
	Hall Ln	Gazebo & cart-shed to Farnley Hall	Farnley	■	II	poor	n/a	C (C)	
	Hall Ln	Stables W of gazebo at Farnley Hall	Farnley	■	II	poor	n/a	C (C)	
	Hall Lane	Ledston Hall	Ledston	■	I	fair	pt vacant	E	
	Harehills Avenue	9 Newton Grove	Potternewton		II	fair	vacant	F (C)	
	Harehills Lane	Mansion at former Chapel Allerton Hospital	Chapel Allerton		II	poor	vacant	C (C)	
	Harrgate Rd	Cottage opposite Gateways School	Harewood		II	poor	vacant	C (C)	
	Harrgate Rd	The Old Corn Mill	Harewood		II	poor	vacant	C (C)	
	Harrgate Rd	Forge House, Home Farm, Stank	Harewood		II	poor	vacant	C (B)	
	Henconner Lane	Boundary wall to Newton Villas Nos. 66 - 70	Chapel Allerton		II	poor	n/a	C (C)	

Buildings at Risk in Leeds – as at 31 December 2009 (continued)

Street No.	Street Name	Building Name	Locality	LCC owned	Grade	Condition	Occupancy	PRIORITY for action	TARGET
62	High St		Clifford		II	poor	pt vacant	C (C)	
	Hospital Lane	Old block at Cookridge Hospital	Ireland Wood		II	fair	vacant	D	
	Hospital Lane	Lodge at Cookridge Hospital	Ireland Wood		II	fair	vacant	D	
	Hospital Lane	Post box at Cookridge Hospital	Ireland Wood		II	fair	n/a	D	
	Hospital Lane	Ida Convalescent Hospital	Ireland Wood		II	fair	vacant	D	
35	Hunslet Rd		Hunslet		II	poor	vacant	C	
37 & 39	Hunslet Rd		Hunslet		II	poor	vacant	C	
41	Hunslet Rd		Hunslet		II	poor	vacant	C	
98-100	Kirkgate	First White Cloth Hall	City Centre		II*	very bad	vacant	C (A)	1
	Kirkstall Rd	Weir on River Aire	Kirkstall		II	poor	n/a	C (C)	
	Kirkstall Rd	Weir sluice gates NW of Burley Mills	Burley		II	poor	n/a	C (C)	
290	Kirkstall Rd	The Rising Sun PH	Burley		II	fair	pt vacant	E	
	Lady Lane	Templar House	City Centre		II	poor	vacant	C	1
2	Lambert's Arcade	(off Lower Briggate)	City Centre		II	poor	vacant	C	
	Low Lane	Former Corn Mill, Corn Mill Fold	Horsforth		II	very bad	vacant	A (B)	1
	Mansion Lane	Coach House & Stables	Roundhay	■	II	poor	vacant	C	
	Manston Lane	Dovecote attached to Manston Hall Farm	Austhorpe		II	poor	n/a	C (C)	
	Marshall Street	Temple Mill	Holbeck		I	very bad	vacant	B	1
	Marshall Street	Gate lodge at Temple Mill	Holbeck		II*	poor	n/a	C (C)	1
	Methley Lane	Clumpcliffe Gazebo	Methley		II*	poor	vacant	B (B)	
	Methley Lane	Kennels E side, S of gazebo	Methley		II	poor	vacant	B (B)	
	Methley Lane	Kennels W side, S of gazebo	Methley		II	very bad	vacant	B (B)	
	Middleton Lane	Thorpe Hall	Thorpe-on-the-Hill		II*	very bad	vacant	A (C)	1
	Newall Carr Road	Entrance at Wharfedale Hospital	Otley		II	poor	vacant	C	
	Newall Carr Road	Infirmiry block at Wharfedale Hospital	Otley		II	poor	vacant	C	
	Newall Carr Road	Main block & anc. bldgs. at Wharfedale Hosp.	Otley		II	poor	vacant	C	
	North Hill Road	Wall and gates to no 17	Headingley		II	poor	n/a	C (C)	
	Otley Rd	Columbarium at Lawnswood Cemetery	Lawnswood	■	II	poor	n/a	C (C)	
	Park Rd	Barn and outbuildings at Park Farmhouse	Colton	■	II	poor	n/a	C (C)	
42	Park Sq		City Centre		II	poor	vacant	D (F)	
	Parkside Road	Meanwood Hall	Meanwood		II	fair	pt vacant	C	
	Pollard Lane	Weir and retaining walls on River Aire	Newlay		II	fair	n/a	C (C)	
	Pollard Lane	Revetment wall to Whitecote House	Whitecote		II	fair	n/a	C (C)	
	Scotland Ln	Former farmhouse NE of Ling Bob	Horsforth		II	very bad	vacant	B (A)	
	Scotland Ln	Stables and barn NW of Ling Bob Farmhouse	Horsforth		II	very bad	vacant	B (A)	
	Scott Hall Street	Scott Hall	Buslingthorpe		II	fair	pt vacant	E	
22D	Shire Oak Rd	Coachhouse at Arncliffe	Headingley		II	poor	vacant	C	1
	Shire Oak Rd	Summerhouse & pierced wall at Arncliffe	Headingley		II	very bad	n/a	A (A)	1

Buildings at Risk in Leeds – as at 31 December 2009 (continued)

Street No.	Street Name	Building Name	Locality	LCC owned	Grade	Condition	Occupancy	PRIORITY for action	TARGET
	Smithy Ln	Stable etc E of Moseley Farmhouse	Cookridge		II	poor	n/a	C (F)	
	St Mark's Rd	Church of St Mark	Woodhouse		II	poor	vacant	C (C)	
	St Mark's Rd	Churchyard wall & churchyard, St Mark's	Woodhouse	■	II	poor	n/a	C (C)	
	St Michael's Rd	Bollards and railings to Parish Hall	Headingley		II	poor	n/a	C (C)	
	Stonebridge Ln	Meter House & 2 cottages SW of St'bridge Mill	Farnley		II	poor	vacant	C (C)	
	Temple Newsam Park	Fountain	Temple Newsam	■	II	poor	n/a	C (C)	
	Temple Newsam Park	Little Temple	Temple Newsam	■	II	poor	n/a	C (C)	
	Temple Newsam Park	Boundary wall to N	Temple Newsam	■	II	poor	n/a	C (C)	
	Temple Newsam Park	Bridge over Avenue Ponds	Temple Newsam	■	II	poor	n/a	C (C)	
	The Green	The Grange	Seacroft	■	II	poor	vacant	D (D)	
	The Green	Coach House to The Grange	Seacroft	■	II	poor	vacant	D (C)	
	Thwaite Lane	Stable E of Thwaite Mill	Stourton	■	II	poor	n/a	C (C)	
	Troy Road	Church of St Mary-on-the-Hill	Morley		II	poor	vacant	C	
	Troy Road	Scatherd Mausoleum & churchyard, St Mary's	Morley		II	poor	n/a	C (C)	
257	Upper Town St	Lodge to Manor House	Bramley		II	poor	vacant	D (A)	
	Wetherby Rd	Barn S of Roundhay Grange	Roundhay		II	poor	vacant	C (C)	
	Whitfield Way	The Garden Gate PH	Hunslet		II	fair	pt vacant	E	
	Woodhouse Ln	Memorial to Queen Victoria	Woodhouse Moor	■	II*	poor	n/a	C (C)	
	Woodhouse Ln	Wall and gate piers to Kingston Terrace	University		II	poor	n/a	C (C)	
	York Rd	Former York Rd Library	Richmond Hill		II	poor	vacant	C (B)	1
			Grade I / II* / SM		12=12%				
			Grade II		84=88%				
			LCC owned	22=23%			TOTAL	96	

COUNTS in 2009 – by PRIORITY CATEGORY (the 2007 category is shown above in brackets)

A: At Risk:	immediate risk of further rapid deterioration or loss of fabric; no solution agreed:	A: 6
B: At Risk:	immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented:	B: 10
C: At Risk:	steady decay; no solution agreed:	C: 63
D: At Risk:	steady decay / stable condition; solution agreed but not yet implemented:	D: 11
E: Vulnerable:	under repair but no user; OR under threat of vacancy:	E: 5
F: Vulnerable:	under repair, user identified; OR functionally redundant, use agreed, not yet implemented, will be taken off register:	F: 1
	TOTAL	96
Vulnerable (E,F):		
At Risk (A, B, C, D):		
No solution (A,C):	69 of the 90 at risk = 77%	69=77%
No solution in prospect even though a vacant building capable of beneficial use:	34 of the 90 at risk = 38%	34=38%
No maintenance solution in prospect (for a n/a structure incapable of occupation):	35 of the 90 at risk = 39%	35=39%

TARGET: BARS to be actively pursued in the period to 31.3.2011

OTHER HERITAGE at RISK in LEEDS

Buildings are only one aspect of 'heritage', and English Heritage have set up the Yorkshire and the Humber Region HAR Register:
www.english-heritage.org.uk/upload/pdf/190609yorkshire_2009_har_register.pdf

Leeds entries in this are:

Registered Parks and Gardens at Risk:

High Royds (asylum grounds).
Oulton Hall (parkland).

Registered Battlefields at Risk:

Adwalton Moor Battlefield near Drighlington, Morley.

Conservation Areas at Risk:

To study these, applying revised English Heritage criteria, which are forthcoming, will require significant staff time.

Scheduled Monuments at Risk:

There are 13 archaeological sites at risk in Leeds. They comprise 'non-structural' scheduled monuments and therefore do not include Stank Hall Barn and Rothwell Castle. They are catalogued in the English Heritage HAR Register.

BUILDINGS at RISK WEBSITES that give guidance and list publications:

LEEDS CITY COUNCIL:

www.leeds.gov.uk/conservation

ENGLISH HERITAGE:

www.english-heritage.org.uk/risk
www.helm.org.uk

LEEDS CIVIC TRUST:

www.leedscivicustr.org.uk/heritage

SAVE BRITAIN'S HERITAGE:

www.savebritainsheritage.org.uk

The SOCIETY for the PRESERVATION of ANCIENT BUILDINGS:

www.spab.org.uk

The VICTORIAN SOCIETY:

www.victoriansociety.org.uk

The GEORGIAN GROUP:

www.georgiangroup.org.uk

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