

## CORPORATE PLAN: UPDATE ON ACTIONS RELATING TO HISTORIC BUILDINGS AT RISK AND CONSERVATION AREA REVIEWS

### 1 Purpose

- 1.1 To update the Committee on performance relating to the Corporate Actions to:
- a) Reduce the Numbers of Listed Buildings at Risk in the District, and
  - b) deliver a Programme of Conservation Area Reviews

### 2 Recommendations/for decision

- 2.1 That the Committee notes the progress made to date towards achieving the Corporate Plan Actions relating to Buildings at Risk and Conservation Area Reviews and comments and comments on the Action Plans.

### 3 Supporting information

The Corporate Plan Action on Listed Buildings At Risk requires that we 'Reduce the Number of Listed Buildings at Risk in the District'. A copy of the Action Plan is attached to this report as Appendix 1.

- 3.1 There are 2,877 Listed Buildings in the District. All have been surveyed to establish their condition. The majority are well cared for, however, 83 were found to be 'At Risk'.
- 3.2 At risk building clearly shows a lack of maintenance leading to major problems of repair. There are three categories:
- 3.3 **Category 1** - buildings with significant damage or structural failure, missing gutters windows or roofing or the like.
- 3.4 **Category 2** - covers buildings that are structurally sound but in need of essential repairs of a significant nature.
- 3.5 **Category 3** - buildings are structurally sound but poorly maintained and in need of repairs.
- 3.6 The Corporate Plan Actions requires us to maintain a register of Buildings at Risk and ensure that at least 8 buildings are removed from the register annually. The register identifies the buildings at risk and their condition. It is regularly updated and provides the basis for prioritisation of the Historic Buildings at Risk officer's work.
- 3.7 Buildings are removed from the register once they have been repaired and are being used and maintained in a way which ensures their continuing survival in a satisfactory condition.
- 3.8 Whilst buildings are being removed from the register other buildings are being added due to accident and fire damage and changes in care and maintenance.
- 3.9 We are currently meeting or exceeding the Corporate Plan Actions target. During the past twelve months 14 buildings have been removed from the list following restoration or repairs including New Inn Farmhouse, Stowe, and Prebend House, Buckingham.
- 3.10 The Corporate Plan Action relating to Conservation Areas (Appendix 2) requires us to deliver a programme of Conservation Area Reviews and

between 8 and 10 Conservation Area Reviews annually. A copy of the current programme including details of reviews undertaken and a future work plan is attached at Appendix 3.

- 3.11 All Conservation Area Reviews are on track and in accordance with the Corporate Plan Actions and the Conservation Areas review programme.
- 3.12 The following Conservation Areas have recently been reviewed or are in the process of review:
- 3.13 Padbury – Cabinet on 6th March 2012 - Complete  
Aston Sandford – Cabinet on 3rd July 2012 – Complete  
Bishopstone – Consultation complete – Cabinet 23rd October  
Sedrup – Consultation complete – Cabinet 23rd October  
Hartwell – Consultation complete – Cabinet 23rd October  
Ashendon – Consultation current – Cabinet 23rd October  
Great Horwood – Consultation in October/November – Cabinet December  
Singleborough – Consultation in October/November – Cabinet December

#### **4 Resource implications**

- 4.1 This work is undertaken within existing operational budgets.

#### **5 Response to Key Aims and Objectives**

- 5.1 The requirement to a) Reduce the Numbers of Listed Buildings at Risk in the District and b) Deliver a Programme of Conservation Area Reviews are Corporate Plan Actions.

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Background Documents	n/a

## AVDC Corporate Plan Delivery Plan

APPENDIX 1

<b>Corporate Plan Action</b>	<i>Reduce the Number of Listed Buildings at Risk in the District</i>
<b>Lead Officer</b>	<i>Paul Acton</i>
<b>Lead Cabinet Member</b>	<i>Sue Polhill</i>
<b>Date Created/updated</b>	<i>31-01-12</i>

<b>What will success look like?</b>	
<p>We will maintain a Buildings at Risk Register for the District identify those most at risk and prioritise them for action. We will work to ensure that at least 8 buildings can be removed from the register annually. The Buildings will be removed from the register once they have been repaired and are being used and maintained in a way which ensures their continuing survival in a satisfactory condition.</p> <p>Note: Much will depend on circumstances beyond our control. Buildings are frequently on the list because their owners can no longer afford to maintain them and buildings are often added to the list because a use has ceased or an owner has died.</p>	
<b>How will you measure if you have succeeded? Are there any interim measures of success?</b>	
<p>We will record the number of buildings that have been removed from the At Risk register and maintain the records so that we can measure, on a monthly and annual basis, our success through the numbers of Listed Buildings that have been removed from the At Risk Register.</p> <p>Currently (January 2012) there are 83 buildings on the At Risk register; 10 were removed from the list in 2011 and 2 more were added.</p>	
<b>Who needs to be involved? (Look further than your own service area)</b>	
<b>What activities will need to take place to deliver this action and what are the timescales?</b>	
<b>Activity</b>	<b>Timescale</b>
We will maintain and update the Buildings at Risk Register for the District	Ongoing
We will prioritise the most at risk buildings for action. This is subject to changing circumstances but will be	Monthly

reviewed monthly.	
We will target action on the priority list whilst also ensuring that other buildings on the list do not reach the stage where they appear in the most at risk category. We will seek to ensure that at least 8 buildings/year are repaired and removed from the Buildings At Risk Register.	Annually
We will contact owners of buildings and discuss the condition of their buildings and what should be done to safeguard them. If necessary we will consider the use of Urgent Works notices to ensure that repairs are made.	Ongoing
<b>Can you deliver this action within existing resources? (Give detail)</b>	
<p>We are able to do this with current staff resources.</p> <p>If we are to issue Urgent Works Notices it is sometimes necessary to have specialist advice from structural engineers and other consultants with experience of historic structures. The existing budgets allow for some costs associated with occasional use of consultants. If we then have to carry out the works it is necessary to have a budget that can be drawn on for this purpose. The current 'Structures at Risk' Reserve fund would permit small scale work to be carried out but is insufficient for major or multiple works.</p>	
<b>If no, what will you need to stop doing to deliver this action?</b>	
The Buildings at Risk Officer also currently provides some Listed Buildings advice on planning applications but may not be able to continue to do this.	

## AVDC Corporate Plan Delivery Plan

APPENDIX 2

<b>Corporate Plan Action</b>	<i>Deliver a programme of Conservation Area Reviews</i>
<b>Lead Officer</b>	<i>Paul Acton</i>
<b>Lead Cabinet Member</b>	<i>Sue Polhill</i>
<b>Date Created/updated</b>	<i>30-01-12</i>

<b>What will success look like?</b>
<p>2012/13 to 2015/16 – complete 8 to 10 Conservation Area Reviews annually                  By 2016 – consider new designations in Twyford, Barton Hartshorn, Hoggston, East Claydon and Edgcott</p>
<b>How will you measure if you have succeeded? Are there any interim measures of success?</b>
<p>8 to 10 amended Conservation Area Boundaries submitted to Cabinet each year.                  8 to 10 complete Conservation Area Reviews signed off by Head of Planning in consultation with Cabinet Member for Planned Development, Design and Conservation and Local Member(s).</p> <p>Review progress of these reviews on a quarterly basis.                  Review success on an annual basis in March.                  Review priority list for review as and when required</p>
<b>Who needs to be involved? (Look further than your own service area)</b>
<p>Planning (particularly Design and Conservation, Development Management, Forward Plans)                  Arboricultural Officers                  Commercial Property                  Land Charges Team – noting consultation and adoption as Legal Charges                  Parish Councillors                  Amenity Societies                  Local Members</p>

County Council (Members, Archaeological Service, Planning, Highways)  
 English Heritage  
 Post Room – mailshots and consultations  
 Marketing and Communications – Press Releases  
 Customer Services Centres  
 Legal – checking advertisements, advising on any matters arising from consultation  
 IT – amending boundaries on GIS systems once adopted

**What activities will need to take place to deliver this action and what are the timescales?**

Activity	Timescale
Conservation Area Reviews as follows: 2012-13 – Aston Sandford, Bishopstone, Sedrup, Hartwell, Ashendon, Waddesdon, Great Horwood, Singleborough, Brill, Little Horwood.	During 2012/13
Beyond 2013: Review 8-10 settlements per year to achieve an 8-10 year rolling programme of Conservation Area reviews in accordance with a detailed work programme which is regularly reviewed and refined to adapt to emerging pressures and need.	In accordance with a detailed work programme which is regularly updated

**Can you deliver this action within existing resources? (Give detail)**

Yes

**If no, what will you need to stop doing to deliver this action?**

## Conservation Area Reviews Undertaken:

APPENDIX 3

Number	Conservation Area(s)	No. of Areas	Date of Designation	Date of Review
1	Wing	1	26/01/2000	26/01/2000
2	Stewkley	1	24/01/2001	24/01/2001
3	Middle Claydon	1	19/06/2002	19/06/2002
4	Marsworth	1	19/06/2002	19/06/2002
5	Halton	1	10/12/2003	10/12/2003
6	Drayton Parslow	2	19/07/1989	03/03/2004
7	Aylesbury, Walton and Wendover Road	3	01/01/1969	03/03/2004
8	Buckingham	1	01/01/1971	27/04/2005
9	Crafton	1	14/09/2005	14/09/2005
10	Newton Longville	1	16/10/1991	29/11/2006
11	Whaddon	2	18/07/1990	28/02/2007
12	Nash	3	16/10/1991	25/04/2007
13	Weston Turville	3	16/10/1991	17/10/2007
14	Dinton & Westlington	1	01/01/1971	05/03/2008
	Gibraltar	1	16/10/1991	05/03/2008
15	Bierton	3	16/10/1991	05/03/2008
16	Akeley	1	new	05/03/2008
17	Haddenham	2	01/01/1971	10/09/2008
18	Winslow	1	01/01/1969	26/11/2008
19	Long Crendon	1	01/01/1969	25/02/2009
20	Maids Moreton	1	new	08/07/2009
21	Shipton	1	18/07/1990	decision deferred

22	Hulcott	1	19/07/1989	20/07/2010
23	Wendover	1	01/01/1969	20/12/2011
24	Padbury	1	01/01/1971	06/03/2012
25	Aston Sandford	1	16/10/1991	17/07/2012

### Future Workplan:

Number	Conservation Area(s)	No. of Areas	Date of Designation
1	Bishopstone	2	16/10/1991
	Sedrup	1	19/07/1989
	Hartwell	2	16/10/1991
2	Ashendon	2	16/10/1991
3	Great Horwood	1	01/01/1969
	Singleborough	2	16/10/1991
4	Little Horwood	3	16/10/1991
5	Waddesdon	1	18/07/1990
6	Brill	1	16/07/1980
7	Grendon Underwood	5	19/07/1989
8	Wingrave	2	16/07/1980
9	Whitchurch	1	19/07/1989
10	Turweston	1	01/01/1971
11	Thornborough	1	01/01/1971
12	Nether Winchendon	1	01/01/1971



Number	Conservation Area(s)	No. of Areas	Date of Designation
13	Twyford	0	new
14	Buckland	1	01/01/1976
15	Cuddington	1	01/01/1976
16	Ivinghoe	1	01/01/1971
17	North Marston	1	01/01/1972
18	Barton Hartshorn	0	new
19	Shalstone	1	01/01/1971
20	Chearsley	1	16/10/1991
21	Weedon	2	01/01/1971
22	Tingewick	1	01/01/1973
23	Adstock	1	19/07/1989
24	Hoggeston	0	new
25	Cublington	3	16/10/1991
26	Quainton	1	01/01/1972
27	Soulbury	1	18/07/1990
28	Marsh Gibbon	3	16/07/1980
29	East Claydon	0	new
	Botolph Claydon	1	16/10/1991
30	Great Brickhill	3	16/10/1991
31	Ickford	4	01/01/1971
32	Ludgershall	3	16/10/1991
33	Mentmore	1	12/07/1978
34	Oving	2	16/10/1991

Number	Conservation Area(s)	No. of Areas	Date of Designation
35	Edgcott	0	new
36	Stoke Hammond	2	16/10/1991
37	Aston Abbotts	2	19/07/1989
38	Gawcott	1	18/07/1990
39	Hardwick	2	18/07/1991
40	Hillesden and Hillesden Hamlet	2	18/07/1990
41	Mursley	1	16/10/1991
42	Preston Bissett	1	16/10/1991
43	Stowe	1	18/07/1990
44	Swanbourne	2	19/07/1989
45	Water Stratford	1	18/07/1990
46	Westbury	1	19/07/1989
47	Beachampton	2	16/10/1991
50	Chackmore	1	16/10/1991
	Radclive	1	16/10/1991
51	Chetwode	1	16/10/1991
52	Chilton	1	19/07/1989
53	Drayton Beauchamp	2	19/07/1989
54	Lillingstone Lovell	1	01/01/1989
55	Wootton Underwood	1	18/07/1990