

Decision Maker: **Development Control Committee**

Date: **13 January 2011**

Decision Type: Non-Urgent Non-Executive Non-Key

Title: **HERITAGE ASSETS**

Contact Officer: Cliff Jones, Contact Officer's Title Head of Construction
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Chief Officer: Marc Hume

Ward: All

1. Reason for report

A number of Heritage Assets are owned by the London Borough of Bromley. This report outlines those Statutory Listed Buildings owned by the Council and how they are being maintained and cared for.

2. **RECOMMENDATION(S)**

Members comments are requested.

Corporate Policy

1. Policy Status: Existing policy.
 2. BBB Priority: Quality Environment.
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Financial

1. Cost of proposal: N/A
 2. Ongoing costs: N/A.
 3. Budget head/performance centre: Property
 4. Total current budget for this head: £288k
 5. Source of funding: Existing revenue budgets
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Staff

1. Number of staff (current and additional): 2
 2. If from existing staff resources, number of staff hours: N/A
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Legal

1. Legal Requirement: Statutory requirement. Planning (Listed Buildings and Conservation Areas) Act 1990
 2. Call-in: Call-in is not applicable.
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): All residents of the Borough.
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? No.
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

The Property Division is responsible for carrying out planned, reactive and cyclical maintenance, redecoration, minor improvements and works to comply with disability discrimination requirements to the Council's portfolio of buildings. The estate includes both statutory and locally listed buildings.

The planned maintenance programme is established by identifying, costing and prioritising works needed to safeguard the long term life of the Council's built assets. The condition assessment module of Bromley's Asset Management Plan has been used as the basis to formulate the 5-year planned maintenance programme. The Division also recognises that the local knowledge of Headteachers and Departmental Client Units is invaluable in identifying building maintenance issues. As such, they have therefore continued to be involved in the development and management of the programme.

The condition assessment survey predicts when expenditure may be required in the future. Each element of a building is awarded a condition and priority classification by the inspecting surveyor or engineer. The Property Division uses the following grading criteria which accords with Government guidelines. Because of ongoing financial pressure only works identified as Condition C or D and priority 1, 2 or 3 can be considered for inclusion in the 5 year plan:

Condition

- Grade A – Good. Performing as intended and operating efficiently
- Grade B – Satisfactory. Performing as intended but exhibiting minor deterioration
- Grade C – Poor. Exhibiting major defects and/or not operating as intended
- Grade D – Bad. Life expired and/or serious risk of imminent failure

Priority

- Grade 1 – Urgent work that will prevent immediate closure of premises and/or address an immediate high risk to the health and safety of occupants and/or remedy a serious breach of legislation
- Grade 2 – Essential work required within two years that will prevent deterioration of the fabric and/or address a medium risk to the health and safety of occupants and/or remedy a less serious breach of legislation
- Grade 3 – Desirable work required within three to five years that will prevent deterioration of the fabric and/or address a low risk to the health and safety of occupants and/or remedy a minor breach of legislation
- Grade 4 – Long term work required outside the five year planning period that will prevent deterioration of the fabric or services

Building maintenance is an important part of managing the Council's Property Assets and one of the aims contained in the Council's Best Value performance plan is that "the Council should manage its assets well".

Recent refurbishment/planned maintenance works to Council owned Statutory Listed Buildings include the following:

- (i) The Old Palace, Civic Centre Site (Grade II Listed)

Listed Building Consent was granted in 2008. Complete replacement of the asphalt roof covering and roof lights. This work has been completed.

- (ii) Former St Marks School site (Grade II Listed)

Listed Building Consent was granted in 2009 for extensive refurbishment to accommodate the YOT team. The work included roof repairs, redecorations and alterations to the heating system. This work has been completed.

(iii) Balustraded walk at Waterman Square, Penge (Grade II Listed)

Listed Building Consent has been granted for phased works to rebuild the brick colonnades and paving. Some of this work has been carried out and it is envisaged that this property will be removed from the Heritage at Risk Register in 2011.

(iv) 28 Beckenham Road, Beckenham - referred to as The Studio (Grade II Listed)

Listed Building Consent and Planning Applications have been permitted for 'disabled access lift, covered buggy store and glazed entrance canopy to northern elevation together with refurbishment of building'. The work required to bring this building back into use will be carried out by the lessees. It is envisaged that this property will be removed from the Heritage at Risk Register once works have been completed and the building has been re-occupied.

(v) Pedestrian subway under Crystal Palace Parade, Crystal Palace Parade (Grade II Listed)

The Victorian vaulted pedestrian subway linked the High Level railway station (now redeveloped) to the former Crystal Palace under Crystal Palace Parade. It is currently in a poor condition with some concern regarding the structural stability of the boundary walls which is being investigated. It is likely that significant investment would be required to repair this area in order to make it safe for reuse or public access. English Heritage have indicated that grant funding may be available due to it being on the HARR. Estimates are being made of the costs of such work and potential options for re-use are being examined.

(vi) Upper and Lower Terraces, Crystal Palace Park (Grade II Listed)

The terraces contain a number of balustrades and steps built at the same time as the original Crystal Palace. The structures are mainly in a poor condition with many loose or missing sections. The Masterplan for Crystal Palace Park includes proposals for the repair of these areas (without any indication of the extent or source of funding required). The Masterplan was recently granted permission.

(vii) Former National Sports Centre, Ledrington Road, Crystal Palace (Grade II* Listed)

Repair and refurbishment work on this property has been completed by the London Development Agency and as such it will be removed from the Heritage at Risk register in 2010.

(viii) Crystal Palace Park (Grade II* registered park at risk)

The Crystal Palace Park Masterplan has recently been granted permission.

(ix) Old Town Hall, Tweedy Road, Bromley (Grade II Listed)

The Old Town Hall is currently vacant and awaiting a new use. It is being marketed for sale as a possible hotel.

(x) The Priory, Orpington (Grade II* Listed)

Heritage Lottery Funding is being sought to enhance the museum space and to create a café area. The enhancement of the Museum would also involve conservation work to the building and a fully restored landscape to the front of the building.

Since the middle of 2009, the Property Division and the Planning Division have both been part of the Renewal and Recreation Directorate and this has enabled an even greater degree of liaison in respect of the maintenance and care of the Council owned Heritage Assets which include Statutory Listed Buildings, Locally Listed Buildings, Registered Parks and Gardens, and Scheduled Ancient Monuments.

The 2010 Heritage Register will assist the Property Division with their programme for ongoing maintenance and management. In addition to the sites detailed above, the other entries on the register in local authority ownership are:-

Bromley Palace Park-the Ice House; Pulhamite Fernery and Waterfall. These are new additions.

High Elms Ice house

Romano- British Masonry building and Saxon cemetery, Fordcroft, Orpington

Romano- British site, Wickham Court Farm, West Wickham

The intention is to ensure there is continuing close liaison between the property and planning divisions. Both share the same objective which is to protect and, having regard to financial restraints, manage and conserve the Heritage Assets within the Council's ownership.

Non-Applicable Sections:	POLICY, FINANCIAL, LEGAL and PERSONNEL
Background Documents: (Access via Contact Officer)	