Lake District National Park

Tender Brief for the Appointment of Consultants to Survey the Condition of Listed Buildings for the Lake District National Park

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Appendices

1. Invitation to bid

Bids are invited for the provision of consultancy services in respect of a survey of ALL listed buildings within the Lake District National Park. This information is required in order for the Authority to understand the condition and risk to Listed Buildings of all grades across the National Park and enable the development of a strategy to secure the repair of assets considered to be 'at risk.' The information collected will be added to the Authority's Historic Environment Record (HER), Geographic Information System (GIS) and allow for updates to be made whenever required.

In addition, the Authority is seeking a separate fee proposal for an assessment of which buildings, structures and features within the curtilage of a listed building should be recorded as such and added to the Land Registry.

2. Background

Listed Buildings represent a vital resource to the National Park, as an essential component in the cultural landscape and historic environment, contributing to the local economy and the quality of the visitor experience. Many listed buildings also contribute to the Outstanding Universal Value of the English Lake District World Heritage Site.

The Protected Landscapes Targets and Outcomes Framework includes a target for buildings at risk – 'Decrease the number of nationally designated heritage assets at risk in Protected Landscapes', and the National Park Authorities Family Indicators also includes targets for positive action on buildings at risk.

The condition of Grade I and II* Listed Buildings and Grade II Places of Worship is reported annually by Historic England. The 2024 Heritage at Risk Register includes 8 Listed Building entries for the Lake District National Park. (Heritage at Risk data available to view here Annual Heritage at Risk Registers and Maps | Historic England)

The Lake District National Park area contains 1811 listed building entries which comprise over 2250 buildings in total. A full survey of all listed buildings (prior to the 2016 extension of the National Park) was carried out in 2010. This survey covered 1757 list entries and 2232 individual inspections. From this survey 87 listed buildings were considered to be 'at risk' and 185 'vulnerable.' A summary of the 2010 survey is included in Appendix A.

The 2010 survey produced an Access Database for all listed building entries and was a very comprehensive condition survey and data set, however, the format of the results means that the data is not compatible with our GIS or HER, making it difficult to update and track changes in condition or make the information easily accessible for National Park colleagues, Historic England or the general public.

The creation of an accurate and up to date Buildings at Risk survey linked to our GIS and HER, will allow for responsive and timely intervention as part of a strategic approach to conserving and enhancing the built environment.

The figures quoted above do not include those buildings listed by virtue of their location within the curtilage of a listed building, of which there are a considerable additional number. Curtilage listed structures are not assessed by Historic England as part of a listing assessment and it is for the local planning authority to reach a conclusion as to whether or not buildings are within a particular curtilage, and ultimately a matter for the court to determine if that decision is thought unreasonable.

In order to provide greater clarity around curtilage listed structures, the Land Registry are seeking to add this information to their records so that it is publicly available. As part of this tender, we wish to determine whether it is feasible, realistic and affordable, to assess and map curtilage listed structures at the same time as conducting the overall listed building condition survey.

The law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building, however, working out whether a building has a curtilage and the extent of that curtilage can be difficult.

Historic England gives advice on assessing curtilage in their Listed Buildings and Curtilage Guidance Note Listed Buildings and Curtilage | Historic England and additional clarity can be gleaned from legal cases, including *Attorney General ex rel Sutcliffe v Calderdale MBC, 1982,* in which LJ Stephenson was asked to determine whether a row of terraced cottages associated with a listed mill could be considered to be within its curtilage and therefore subject to the special protection listing affords. LJ Stephenson established three tests to determine curtilage listing:

- Physical layout;
- Ownership, historic and current; and
- Use or function, historic and current.

(Current in this context means at the date of listing)

Not all buildings have a curtilage however and there will be many list entries for which curtilage need not be assessed – mileposts, bridges, limekilns etc. Listed buildings in town centres are less likely to have curtilage features, although some may have outbuildings, boundary walls, railings etc. We anticipate that the majority of curtilage features will be present in rural sites, farmsteads and country houses being the obvious cases.

We are not expecting the consultant to be able to accurately map and give a definitive view on all curtilage buildings and structures. We are seeking an initial rapid assessment of likely curtilage features for sites where it is readily apparent there are curtilage features (and an overview of their condition) which we can then review and give to the Land Registry in cases where we are confident in our assessment.

3. Scope of Consultancy Services

Condition Survey

This brief is to carry out a survey of ALL listed buildings and structures in the National Park to assess their condition based on a rapid external appraisal. The rapid assessment will include:

- An external condition survey and record of key structural fabric eg roof, walls
- The condition of rainwater goods and drainage
- Survey of windows, doors, joinery
- Evidence of neglect, vegetation problems, vandalism
- Vacancy and occupancy information

Whether or not a listed building is ‘at risk’ is generally defined by the Historic England methodology (Heritage at Risk Statistics: Method Statement 2020) in their annual review of Grade I and II* Listed Buildings. Buildings are assessed on the basis of condition and, where applicable, occupancy (or use).

The condition of buildings on the national register varies from very bad, to poor, fair and good, and includes buildings that are vulnerable to becoming at risk because they are empty, under-used or face redundancy without a new use to secure their future.

In order to record the data in a format compatible with existing systems and to ensure consistency, the Authority will provide the surveyor(s) with a pre-programmed tablet which will include details of each listed building and a corresponding form(s) to complete for each site. Photographs will also be taken using the tablet, so the surveyors need not provide any of their own equipment. Surveyors will be required to download the data from the tablets at regular intervals in person at our Kendal office.

We anticipate the use of a pre-programmed tablet will make the rapid assessment a quick and simple process and not require the consultants to have access to GIS or other mapping software. The focus of this project therefore is a well organised approach to a high volume of site surveys, where accuracy of data, efficiency of travel and consistency in the survey approach are key considerations.

Separate surveys are required for all buildings mentioned in the list description i.e. divide up group listings as required – farmhouse plus a range of listed barns would have a separate survey for each building.

At least one photograph per building is required, but further images, especially where the sites are judged to be at risk would be beneficial. Where possible photographs will be taken from public access points or from private land with the prior written agreement of the owner/occupier. The LDNPA will provide all surveyors with a letter of introduction to be used where access is sought from private land or for general awareness when surveying from public land. Parish Councils, estates and other major landowners will be made aware of the survey in advance. If access is denied, any sites that cannot be accessed must be flagged up and reviewed with the project manager.

Survey of listed buildings in the extension area – in addition to the condition survey, for listed buildings in the 2016 extension area of the National Park we require the surveyor to assess the extent of the listed building and record this on a map. In 2016 the Lake District National Park was extended to the east and south, increasing the size of the National Park by approximately 3% and adding 23 listed buildings to our records. The mapping data we hold for these listed buildings is point based only and not mapped as a polygon which is the standard for all other listed buildings, so we wish to rectify this by plotting the extent of these buildings (20 list entries in total, as 3 entries in the extension area are mileposts) and adding this to our GIS layer. The tools needed for this, and full training will be provided by the LDNPA.

A short summary end of survey report is required, setting out the main findings of the survey to a format to be agreed with the National Park Authority. Contents should include an executive summary, key findings and trends, (focusing on the building types found to be at risk/vulnerable) as well as lessons learnt and recommendations for future listed building survey work. We do not expect the summary report to go into great detail analysing individual sites, trends in the different building elements at risk or geographic trends. The summary report will be used to guide any immediate actions by the Authority in tackling at risk sites, provide a steer for the focus and direction of a Buildings at Risk Strategy, and our approach to future survey work of this nature.

Curtilage Features

As a separate item, we wish consultants to provide a fee for identifying, mapping and rapidly assessing the condition of any curtilage buildings, structures and features where relevant. It is not possible to give an indication of the number of sites this will apply to – we have approximately 400 entries with no curtilage (mileposts, bridges, monuments) and many town centre entries will not have a curtilage. We expect this task to be easily carried out as part of the overall condition survey (so no additional travel needed) – it

should be based on the physical layout and age of the curtilage building (pre 1948), no desk-based research is required or any knowledge of ownership etc. All assessments of curtilage structures will be reviewed by the Authority's Historic Environment Team before being committed to a publicly accessible database/map.

4. Process and requirements

Your tender documents should include the following:

a) Methodology and Project Approach – how the various requirements of the project will be met, including your proposed approach and methodology, detailed work program and project management arrangements, and reporting and liaison arrangements during the project.
b) Project Team – details of the proposed project team should be provided in the form of a brief CV detailing any relevant experience and competence and their role in this commission. We have no fixed criteria for the level of qualification/accreditation, but the consultant must be able to demonstrate their experience and knowledge of surveying buildings and being able to rapidly assess sites with confidence.
c) Fixed Cost Tender. Fee proposals should be in the form of a fixed cost (ex VAT) for undertaking the services outlined in section 3. Please provide separate costs for the main condition survey and the additional curtilage assessment. The tender sums should be supported by a detailed breakdown of costs, including details of all anticipated expenses and disbursements.
d) The input you will require from the Authority (Project Manager and ICT Team).
e) References (form enclosed).
f) Declaration of non-collusion (sheet enclosed to be signed).

5. Support

Data collection tools will be provided by the LDNPA and full training given in how to use these. Support in the use of the data collection tools and download of data will be provided throughout the duration of the project by the ICT Team and Project Manager.

A minimum of two face to face meetings will be required with the project team (interim and final) but please indicate in your tender documents if you require further meetings or support.

6. Funding

Funding for this project will be provided by the Lake District National Park Authority. The Authority will be seeking the most advantageous tender as outlined in Section 8 – Procurement process, information requirements and assessment of tender brief. The Authority estimated a value of £70,000.00 for this piece of work. Estimated value is given in good faith as a guide to assist you in submitting your Tender. This should not be interpreted as an undertaking to purchase any goods or services to any particular value and do not form part of the Contract.

7. Programme

Please provide an outline programme for the project, including commencement, key milestones and submission of final report.

A proposed timetable will be discussed and agreed with the consultant prior to the start of the project.

We have no fixed deadlines for the submission of the final data or report, and timings can be reviewed once data collection begins, however, the mapping of list entries in the extension area (20 sites in total) must be completed no later than the end of December 2025.

8. Procurement process, information requirements, and assessment of tender brief

Tenders must be received by **12.00pm 26th August 2025.** Tender documents received late, i.e. after the specified date and time, will not be considered.

Bids are invited in accordance with the information in this document. Please do not submit any other brochures or supporting documentation at this stage unless specifically asked for. If we receive additional documentation, if your proposal is not saved correctly, or if it is saved in the wrong format, we may not be able to review and evaluate it.

Questions on tender submissions

If tenderers have any questions they wish to ask the Authority, they must submit them to the Authority in writing to rose.lord@lakedistrict.gov.uk and mark the subject of the email 'Questions relating to Listed Building Condition Survey Tender.' Any questions received will be made anonymous and responses sent to all tenderers.

How to return the tender

The tender may be submitted in electronic format via email to rose.lord@lakedistrict.gov.uk marked "Tender Document : Listed Building Condition Survey".

The tender document should not be greater than 10MB. You will receive an email acknowledgment of receipt. Please note that no emailed tender document will be deemed to have been received unless an email receipt has been sent. In case of query relating to tender submission please contact Rose Lord by telephone as shown below.

Hard copy submissions will also be accepted. These should be posted in a plain unmarked envelope entitled "Tender Document : Listed Building Condition Survey" and sent to:

Rose Lord
Lake District National Park Authority
Wayfaring House
Murley Moss Business Park
Oxenholme Road
Kendal
Cumbria
LA9 7RL
Email: Rose.lord@lakedistrict.gov.uk
Phone: 01539 792640

The envelope must not bear any name, trademark, franking machine stamp or any other reference that will identify the sender. Tenderers should ensure that tenders are dispatched via recorded or registered post through the post office, courier or next day delivery and should ensure that the post office or private courier does not affix any label or other appendage to the tender envelope which could identify the sender.

Tender documents may also be hand delivered to the main reception of the Authority's offices at Wayfaring House, Murley Moss Business Park. Tenders will be recorded upon receipt.

Opening of tenders

Tender documents will remain unopened until after the closing date, after which time they will be opened at one time, with witnesses, by independent officers of the Authority. All tenders submitted will be verified to ensure that the information requested has been provided. Once tender documents have been opened and signed, they are then passed to the originating department for evaluation.

Each tender will be evaluated and competitively marked by a team of LDNPA staff. All tenders will be assessed for financial standing and a company check carried out.

Award Criteria

All tenders will be considered based on the information they have submitted in their tender and will be awarded taking into account the following award criteria:

- 49% quality;
- 40% cost;
- 11% social, economic and environmental;

Award Criteria	**Score**	**Weight**
Price	1-5	40%
Quality - Methodology	1-5	19%
Quality - Capabilities and experience	1-5	10%

Quality - Understanding and appreciation of the brief	1-5	20%
Social, economic and environmental	1-5	11%

We are seeking a proposal for a programme of work that is good value for money, meets the requirements of this brief and has a realistic anticipated programme.

Please see Appendix B for a template to help you complete the relevant information.

Scoring matrix

0	Completely fails to meet required standard or does not provide a proposal.
1	Proposal significantly fails to meet the standards required, contains significant shortcomings or is inconsistent with other proposals.
2	Proposal falls short of achieving expected standard in a number of identifiable respects.
3	Proposal meets the required standard in most material respects but is lacking or inconsistent in others.
4	Proposal meets the required standard in all material respects.
5	Proposal meets the required standard in all material respects and exceeds some or all of the major requirements.

9. Key Dates and Timescales

This procurement will follow a clear, structured and transparent process to ensure a fair and level playing field is maintained at all times, and that all Tenderers are treated equally.

The key dates for this procurement (Timetable) are currently anticipated to be as follows:

Event	**Date**
Publication of Tender Notice and tender documents	17/07/2025
Requests for clarification deadline	11/08/2025
Deadline for receipt of Tenders	26th August 2025, 12:00pm
Evaluation of Tenders	26/08/2025 – 2/09/2025

Publication of Contract Award Notice	02/09/2025
Notification of contract award decision to Tenderers and 8 working day standstill period	From 02/09/2025 to 12/09/2025
Confirm contract award	15/09/2025
Target Contract start date	01/10/2025

Any changes to the procurement Timetable shall be notified to all Tenderers as soon as practicable.

10. Award of tender

The Authority does not bind itself to accept the lowest or any tender/quotation and reserves the right to accept the whole or parts of tenders/quotations. The Authority will notify acceptance of the tender to the successful tenderer as soon as it is reasonably practicable.

11. Tender information

Confidentiality

The details of these documents and all associated documents are to be treated as private and confidential for use only in connection with the Tender process.

Freedom of Information

The Authority is committed to meeting its legal responsibilities under the Freedom of Information Act 2000. Accordingly, all information submitted to the Authority may need to be disclosed in response to a request under the Act. If you consider that any of the information included in your tender is commercially sensitive, please identify it and explain (in broad terms) what harm may result from disclosure if a request is received, and the time period applicable to that sensitivity. You should be aware that, even where you have indicated that information is commercially sensitive, we may be required to disclose it under the Act if a request is received. Please also note that the receipt of any material marked ‘confidential’ or equivalent by the public authority should not be taken to mean that the public authority accepts any duty of confidence by virtue of that marking. If a request is received, we may also be required to disclose details of unsuccessful tenders.

Anti-Fraud and Corruption Policy

The Authority has an Anti Fraud and Corruption Strategy which sets out the responsibilities of officers and action to be taken in cases of theft, corruption, irregularity, or when damage is suspected. The Confidential Reporting Code, (Whistle Blowing Policy), forms part of this Strategy which provides a mechanism for staff to

report suspected wrong doings confidentially. In the event of such an issue, an investigation would be carried out and action taken as necessary.

Costs and expenses

The Authority will not be responsible for, or pay for, expenses or losses which may be incurred by a tenderer in the preparation of their tender. The cost submitted should include all expenses. The Authority does not bind itself to accept any of the tenders as a result of the tendering process including the lowest tender.

Preparation of Tenders

For the preparation of their tender and entering into a contract with the Authority, tenderers must ensure that they have all the information required and must satisfy themselves of the correct interpretation of terminology used in these documents.

Queries on the tenders

If any points in these tender documents are considered by the tenderer as unclear, the tenderer should address their queries in writing to obtain an explanation before sending their tender. They must address their query to the person identified in the covering letter. Their query will be responded to, but it shall not be construed in a way that adds to, modifies or takes away from the meaning and intent of the contract and/or the obligations and liabilities of the contract.

Alterations

None of these documents may be altered by the tenderer. If the tenderer wishes to propose modifications to any of the documents (which they may consider would provide a better way to achieve the contracts objectives) they must provide details in a separate letter accompanying the tender response.

Direct Award of similar goods or services

The Authority reserves the right to award future contracts of similar goods or services obtained as a result of this ITT in accordance with paragraph 8 of Schedule 5 of the Procurement Act 2023.

Prices

All prices must be net and, where applicable, carriage paid with all cash and trade discounts allowed for.

VAT

All prices and/or rates shall be exclusive of Value Added Tax.

Validity of tenders

Tenders shall be valid for a minimum of three calendar months from the closing date for receipt of tenders.

Sub-contractors

The names and addresses of any sub-contractors the tenderer proposes to employ must be provided with the tender.

Quality of goods / services

Tenderers must possess relevant professional qualifications and experience.

Conflict of Interest

The Authority requires all tenderers to confirm whether any actual or potential conflicts of interest that exist which may prevent them undertaking this work, and a description of measures they would adopt if a potential conflict of interest arose during or following completion of this work.

The Authority reserves the right to:

- Exclude a Tenderer that fails to notify the Authority of a perceived, actual or potential conflict of interest, or where an actual conflict of interest exists that puts the Tenderer at an unavoidable unfair advantage vis a vis other Tenderers.
- Exclude a Tenderer that fails to take reasonably requested steps specified by the Authority to mitigate any conflict of interest, including entry into a conflict-of-interest agreement.

Treatment of tender

The acknowledgement of receipt of any submitted tender shall not constitute any actual or implied agreement between the Authority and the tenderer.

Debriefing

All unsuccessful bidders will be offered the opportunity to be given a debriefing. Requests for debriefing are to be made in writing.

The Authority's use of the report / work

The Authority may wish to publicly quote the consultants report or work they have undertaken. Tenders are requested to confirm that the Authority may (at the Authority's own discretion) do so without restriction.

Ownership

The intellectual property rights rests with the Authority, not the tenderer.

Central Digital Platform

Tenderers that wish to participate in this procurement are responsible for ensuring that the Central Digital Platform contains complete, accurate and up-to-date information about their organisation and any associated persons who are relevant for the purposes of this procurement. Tenderers must notify the Authority immediately if they are unable to provide accurate and up-to-date information via the Central Digital Platform.

Supplier warranties

In submitting a Tender and generally taking part in this procurement, the Tenderer warrants, represents and undertakes to the Authority that:

- It understands and has complied with the conditions set out in this ITT.

- All information, representations and other matters of fact communicated (whether in writing or otherwise) to the Authority by the Tenderer, its staff or agents in connection with or arising out of the procurement are true, complete and accurate in all respects, both as at the date communicated and as at the date of the submission of the Tender.

- It has made its own investigations and undertaken its own research and due diligence, and has satisfied itself in respect of all matters (whether actual or contingent) relating to the invitation and has not relied on any information, representation or assumption which may have been made by or on behalf of the Authority (with the exception of any information which is expressly warranted by the Authority).

- It has full power and authority to submit a Tender and to perform the obligations in relation to the contract and will, if requested, promptly produce evidence of such to the Authority.

- Tenderers should note that the potential consequences of providing incomplete, inaccurate or misleading information include that:

- The Authority may exclude the Tenderer from participating in this procurement.

- The Tenderer may be excluded from bidding for contracts under paragraph 13 of Schedule 7 to the PA 2023.

- The Authority may rescind any resulting contract under the Misrepresentation Act 1967 and may sue the Tenderer for damages.

- If fraud or fraudulent intent can be proved, the Tenderer may be prosecuted and convicted of the offence of fraud by false representation under section 2 of the Fraud Act 2006, which can carry a sentence of up to 10 years or a fine (or both). If there is a conviction, then the Tenderer may be excluded from bidding for contracts under paragraph 15 of Schedule 6 to the PA 2023 and may be added to the debarment list.

12. Project Manager

Rose Lord
Built Environment Adviser
Lake District National Park Authority
Wayfaring House
Murley Moss Business Park
Oxenholme Road
Kendal
LA9 7RL

Tel: 01539 792 640
Email: rose.lord@lakedistrict.gov.uk

APPENDIX A – Summary of 2010 Listed Building Survey

Lake District National Park

Buildings at Risk Survey 2010

Summary Report

buildingsatrisk.com

Historic Building Assessment

The Handley Partnership
Consulting Civil & Structural Engineers
Historic Building Consultants
thp

Lake District National Park Listed Buildings

Buildings at Risk Survey Summary Report 2010

December 2010

Produced By

Scott Handley

The Handley Partnership

1 Beckside, Northallerton, North Yorkshire, DL7 8PA

Tel : 01609 779368

v1.0

Contents

The Handley Partnership

www. buildingsatrisk.com

info@buildingsatrisk.com

T : 01609 779368

1 Introduction

A Buildings at Risk survey is not an end in itself. In isolation it can do little to change future trends, but by using the data to form policy and strategies a real and positive impact is possible.

The following report has been produced in order to bring together the data[1] which has been gathered during the 2010 Lake District National Park Buildings at Risk Survey with regard to the condition and use of the listed buildings in the park.

The information given in the document is based on the survey work of the Handley Partnership. This data covers all listed buildings in the park and encompasses all types of buildings and settlements.

Although a relatively small area, the national park has a diverse range of historic buildings. These vary in type, levels of usage, condition and location. Whilst there is always pressure to determine a narrow set of common factors which dictate the way in which buildings perform, given the diversity of this stock this is simply not practical. Instead, buildings have been looked at in terms of their level of historic importance, their type and their location.
For each of these subdivisions an overview is given, as are key statistics and action points.

The report should be read in conjunction with the database application[2] which has been produced to accompany it. This allows the data to be interrogated in a considerable number of ways, ranging from obtaining a park-wide picture to looking at the records for an individual site.

The report goes on to make recommendations with regard to taking the buildings at risk process forward. These relate to a continuation of the very valuable field survey process, together with ongoing data analysis. The single most important reason for carrying out buildings at risk surveys and analysing the data obtained is to reduce the number of buildings at risk now and in the future. By utilising a common standard and consistent sampling, advice can be given with regard to building types, locations and settlement patterns. This will, over time, allow a real difference to be made in terms of the risk and vulnerability profile.

However, a proactive approach is essential. Merely carrying out surveys and trying on an ad hoc basis to develop strategies will have limited success. Instead, key priorities and indicators need to be developed. By analysing the data, implementation of these will then allow action strategies to be put in place.

In addition to the segmental analysis within the report and the locational datasets, an overview for the park as a whole is provided. This provides a useful benchmark and allows more specific data to be compared with this overall picture. This shows the areas of particular concern, be they building types or defects in particular building elements.

This report must be seen as the first stage in an ongoing process. It sets out the baseline position.

The next stage must be to determine an ongoing measurement and management strategy and ways to pass this to the local conservation practitioners, in order to provide meaningful advice that will deliver results.

Buildings do not become at risk or vulnerable without the action of people. Over many years land use patterns have changed, as has the relative importance of a number of the buildings within the stock. The human factors need to be fully accounted for in determining the way forward.

[1] Over 2200 individual building inspections have been carried out. Over 7600 roof and upper part elements, 3700 main wall elements, 6000 window & door elements and 280 secondary items are included in the sample.

[3] The database can be linked with mapping and spatial profiling systems to provide outputs in many ways.

2 Survey Background & Methodology

Over many years a broadly standardised Buildings at Risk Assessment system has been developed. This has been enhanced by an expansion of the data collected and the methods of analysis used.

Introduction

The preservation of historic buildings and structures in an urban or rural setting is of great importance, both in terms of saving the past for the sake of the future and as a catalyst to redevelopment and sustainable use.

However, to be able to preserve, it is first necessary to know what needs to be preserved, its relative importance and the urgency for action.

For many years authorities in all parts of the world have recognised to varying degrees the importance of their historic buildings and have often produced lists of such buildings. These lists serve as an index to the buildings and are used as reference tools when considering redevelopment options and to give a measure of protection to the buildings. The lists often set out, in great deal, the historic context of the buildings and they can apply a grading system to show the relative importance.

Of course, in isolation, a list of buildings as set out above gives no indication as to the condition of the building, its level or use or, indeed, any impression of its rate of decay or even if it is still in existence.

The Handley Partnership

The Handley Partnership was formed in 1990 as a surveying and structural engineering practice, specialising in the assessment of large stocks of buildings and other structures. Since the formation of the practice we have carried out Buildings at Risk surveys in all parts of England and Wales.

We firmly believe that all projects should be survey-led and therefore we use only qualified engineers and surveyors to carry out all fieldwork inspections. Our staff have membership of a wide range of appropriate professional bodies.

In addition to carrying out surveys for clients, we have developed the survey methodology and analysis system to provide a widely used software system which can form the core of a local authority's listed building management system. The analysis tools within the application allow rapid and varied interrogation of the data and can be used to monitor trends and set best value targets.

We have been involved with Buildings at Risk surveys on a continuous basis for more than 20 years. In this time we have worked for more than 25 listing authority clients and have carried out inspections of more than 35,000 buildings.

Buildings at Risk Survey

In many cases the lists of historic buildings held by authorities are long. There are few opportunities to carry out an assessment of the buildings on the list and, if this is to be done, then the maximum possible amount of data needs to be collected in a timely and cost-effective manner.

A Buildings at Risk Survey comprises a rapid external assessment of the condition and use of a building. This, when considered in the light of previous experience, can allow a condition and criticality grading of the building to be produced, which can allow targeting of resources and action.

The inspection must by its nature be rapid, often taking only a few minutes. This may seem strange for a building of great importance, but clearly if detailed inspections of buildings are to be carried out it is likely that the work will not be done at all and it has been shown from the extensive work done to date that the information required can be gained from a very simple standardised survey.

2 Survey Background & Methodology

The inspection has two distinct stages. First, an overall condition assessment is made based on a 4-point system as follows:

1 **Very Bad**
Significant structural failure or very widespread defects

2 **Poor**
Some elements in a bad condition but main structure intact

3 **Fair**
Building generally sound but in need of routine maintenance

4 **Good**
No major works required.

In addition, an assessment of the level of use of the building is made as follows:

0 **Not Applicable**
for example, a structure such as a tombstone

1 **Not occupied**

2 **Partly occupied**

3 **Fully occupied**

At this stage the type of ownership (e.g. private, religious, public) is assessed, as is the main use of the building.

Following the initial overall assessment of the building a second elemental analysis is carried out as shown below:

Roof & Upper Parts
- covering
- parapets
- chimneys
- roof lights/dormers
- Rainwater Goods

Gives information as to the weatherproofness of the building, assessment of chimneys and details, gives information on the general level of maintenance of the buildings.

Main Walls
- structure & pointing
- rendering

Gives information as to the overall stability of the building. If the structure cannot be seen, assessment of the rendering / cladding condition, in conjunction with other measures, will provide the information needed.

Windows & Doors
- window frames & glazing
- doors, frames & porches

A very useful measure in terms of assessing the level of maintenance the building is receiving. Defects here often provide an early sign of the onset of neglect.

Secondary Items
- architectural details
- shop fronts
- other walls, gates & railings

These elements reflect the particular nature of a building and can be used as required for specific building types. Boundary elements are of importance to the setting of a building and, as with windows and doors, their neglect can indicate the start of overall neglect of the building.

At the same time as carrying out the inspection a photographic record of the building can be produced. This can help to highlight specific defects.

The inspection must be carried out in a systematic and consistent way, if the results are to be compatible, therefore a good deal of training is required in the early stages and, if possible, an area-wide survey should be carried out by one person.

Of course, the survey data itself will give little information if not compiled and assessed in a meaningful way.

Following the survey work the data collected needs to be assessed, such that the condition of the building and its vulnerability can be easily seen. For many years the overall condition and use assessment only were used to give a measure of risk. This was and remains a very useful first-stage analysis and, when used in conjunction with a well-established methodology, it can highlight the buildings needing attention and those at little or no risk.

2 Survey Background & Methodology

The condition and occupancy risk assessment grading system is as follows:

Risk Assessment System			
Survey Assessments		**Risk Assessment**	
Condition	**Occupancy**	**Risk Score**	**Degree of Risk**
Very Bad (1)	Vacant (1)	1	At Extreme Risk
	Partly occupied (2)	2	At Grave Risk
	Fully Occupied (3)	3	At Risk
Poor (2)	Vacant (1)		
	Partly occupied (2)		
	Fully Occupied (3)	4	Vulnerable
Fair (3)	Vacant (1)		
	Partly occupied (2)		
	Fully Occupied (3)	5	Not at Risk
Good (4)	Vacant (1)		
	Partly occupied (2)	6	
	Fully Occupied (3)		

Over the years that The Handley Partnership has been involved with Buildings At Risk Surveys it has become increasingly apparent that an additional way of assessing risk was required. The new method should be capable of providing an objective score for each building, based not only on the overall condition, but also on the condition of the principal elements from which it is made up. Based on our extensive database, we have developed the **CEF® (Critical Element Factor)** system of recording building condition.

Principal Features
- More detailed survey
- Building material analysis
- Weighted scoring system
- Non-linear scoring to reflect rate of decline in buildings
- Creates stock profile giving a wide range of information

The CEF® system combines a condition score of between 1 and 4, with 4 being good and 1 being very bad, for the main elements for which data is collected in the survey. The scores for each of the individual elements are combined with weighting factors, which reflect the importance of the element in the overall stability of the building. A measure of the occupancy of the building is also included in the assessment. For each building type there will be a maximum score of 100 and a minimum score of 0. Therefore, simply by looking at the score calculated following the elemental survey a single measure of the building's condition and risk can be arrived at.

CEF Assessment Graphs
In order to assist with the interpretation of the CEF scores a range of typical assessment statements have been arrived at by looking at condition of use profiles for buildings with various scores. These are shown graphically in the following sections. The statements should be used to gain an overall impression of the profile for the group under consideration.

3 Survey Sample

All listed buildings within the park area were included in the sample. The list of buildings to be included was supplied by the National Park Authority. This was then cross-checked against available English Heritage data to ensure that the most accurate list was available.

In total, inspections of 1757 list entries were carried out. Where appropriate, list entries were divided up to allow a survey of each building within the entry. Overall, therefore, 2232 individual inspections were carried out.

In general, reasonable access was possible to most of the buildings. Where access was restricted, the best survey data which could be collected was used to formulate the risk and CEF assessments.

Whilst the data and comments set out on the following pages are based on the information gained during the survey, the conclusions drawn and the guidance given are also based on other surveys carried out over the last ten to fifteen years. This means that evidence gained in other areas can be used to build the level of analysis possible and thereby give a deeper assessment of the data available.

4

Full Sample Summary

The survey of listed buildings in the Lake District National Park was carried out during the summer and autumn of 2010. A wide range of condition and occupancy data was collected. Analysis of the full dataset allows an overview for the full authority area to be taken.

3.9%
At Risk
8.29%
Vulnerable
87.81%
Not at Risk

Numerical Summary (Full Sample)

Risk Profile
At Risk
87
Vulnerable
185
Not at Risk
1960

Condition Profile
Good
1416
Fair
713
Poor
76
Very Bad
24

Occupancy Profile
Fully Occupied
1793
Partly Occupied
73
Vacant
27
Structure
339

Risk

Levels of risk within the individual parishes lie between 0.00% and 33.3% and the average is 3.90% for the sample.

The buildings at risk fall into two distinct groups. 27.6% are considered to be at grave risk, while 72.4% are in the least severe risk category.

The issues facing those buildings at risk would appear to fall equally between structural problems and long-term serious maintenance deficits. It follows from this that even within this group there may be a number of buildings which could be recovered via an intensification of use or other similar action.

The buildings in the lower risk category display a wide range of defects relating to low levels of use and maintenance. In general, structural defects are not widespread. In this low risk group there is, however, a need for relatively rapid action to prevent further decline.

Vulnerability

8.29% of the stock is considered to be vulnerable. This means that, without action, condition and use levels could decline and the buildings could become at risk.

In many ways these buildings can be considered to be the 'at risk' buildings of the future. Much can therefore be gained by trying to deal with these buildings before they become at risk as solutions may be easier at this stage.

In general, a lack of maintenance typifies the issues these buildings face. Over time this leads to a fall in condition. There is evidence from the data that some building types may have seen a reduction in maintenance in recent times.

At present, the rate of decline in this group is relatively slow. This means that there should be adequate time to put action plans for recovery in place. Indeed, a proportion of the vulnerable buildings may be in a relatively steady state. By including buildings in this sub-group those needing more urgent action can be highlighted.

Condition

The condition profile for the stock shows that, while levels of risk and vulnerability may be seen as low when compared to other UK areas, there is less than an ideal level of general maintenance. It was found, for example, that 63.58% of the buildings were in a good condition needing no action. While this is an encouraging figure, it does suggest that 36.42% of the buildings need at least some action at the present time. Most of this action relates to buildings in fair condition. Only 4.49% of the buildings are in a poor or very bad condition. The condition profile strongly suggests that maintenance and general repairs, rather than major structural defects, form the majority of the problems.

Occupancy

Levels of occupancy within the stock are generally high. Of those buildings which can be occupied 94.7% are fully occupied. This is a high figure and, in part, explains the low levels of risk. That said, high occupancy levels should not mask the issues that some of the, albeit in use, buildings face.

Building Defects

(see following page for defect ranking)

The comment made previously with regard to condition puts forward the hypothesis that many of the defects present are related to the maintenance deficit. The defect distribution matrix for the sample clearly confirms this. Higher levels of minor repairs are required to most of those elements which need regular attention. Equally and positively, those elements of a predominantly structural nature appear to need less attention.

In general, around 1% to 3% of the building elements need major repairs. Often multiple elements in the same building need to be attended to. Where a building is in a generally satisfactory condition but major attention is required to a particular element, such a building should be targeted for immediate action.

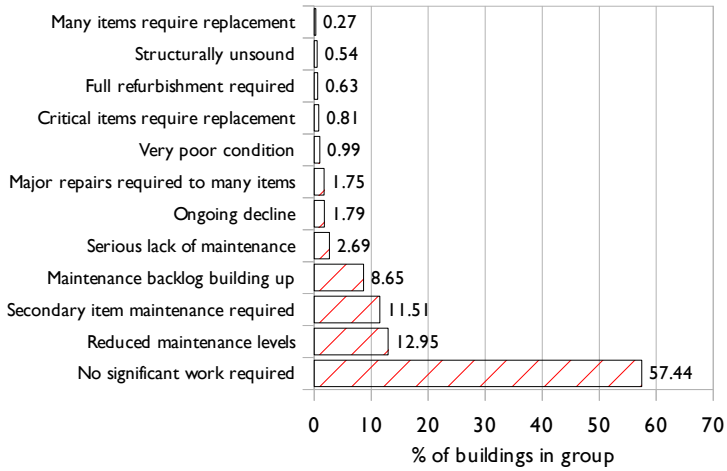
Relatively low levels of full replacements are needed in the stock. Those buildings requiring such action form those most severely at risk or, in the case of isolated defects, those most vulnerable. Analysis of the defect distribution is a valuable way to determine the most satisfactory course of action in any area or building type.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	1.48	0	0	6.06	6.06	0	3.03	90.91	93.94
II*	7.03	0	0	3.82	3.82	8.28	26.75	61.15	87.9
II	90.99	1.18	0	2.69	3.87	8.42	32.52	55.19	87.71
All	**100.00**	**1.08**	**0**	**2.82**	**3.9**	**8.29**	**31.67**	**56.14**	**87.81**
		27.69	*0*	*72.31*			36.07	63.93	

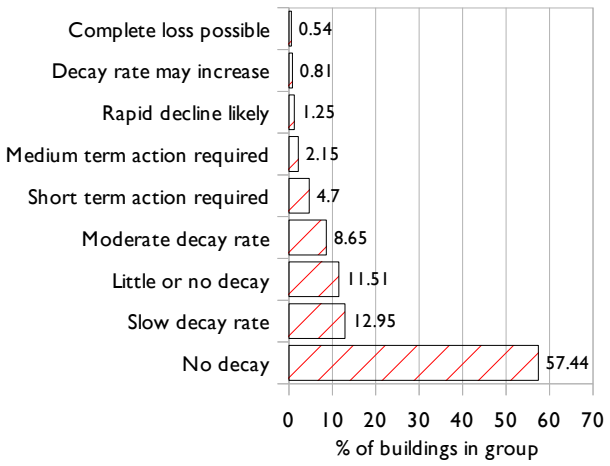
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	93.94	0	6.06	0	90.91	3.03	0	6.06
II*	69.43	26.75	3.82	0	79.62	2.55	2.55	15.29
II	62.63	32.86	3.33	1.18	80.22	3.33	1.13	15.33
All	**63.58**	**31.94**	**3.41**	**1.08**	**80.33**	**3.27**	**1.21**	**15.19**
					94.72	*3.86*	*1.42*	
						5.28		

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	90.91	91.58	68.63	86.11	86.29	82.29	87.60	80.68	92.51	74.39	92.96	87.72	89.71	74.30	93.75	34.25	88.00	86.54
Minor Repairs Needed	8.09	7.52	22.55	13.34	12.04	15.42	8.32	16.34	7.12	23.07	3.88	10.05	9.32	21.03	6.25	50.68	12.00	13.46
Major Repairs Needed	0.63	0.58	6.86	0.55	1.67	1.53	2.70	2.44	0.28	1.55	1.33	1.32	0.97	3.74	0.00	13.70	0.00	0.00
Replacement Needed	0.37	0.32	1.96	0.00	0.00	0.77	1.39	0.55	0.09	0.99	1.83	0.90	0.00	0.93	0.00	1.37	0.00	0.00

SHADED – significant issue for group

4 Full Sample Summary

Sub-Areas[1]

Allerdale
At Risk
10 (1.79%)
Vulnerable
36 (6.44%)
Not at Risk
513 (91.77%)

Copeland
At Risk
9 (5.88%)
Vulnerable
17 (11.11%)
Not at Risk
127 (83.01%)

Eden
At Risk
27 (5.78%)
Vulnerable
48 (10.28%)
Not at Risk
392 (83.94%)

South Lakeland
At Risk
41 (3.89%)
Vulnerable
84 (7.98%)
Not at Risk
928 (88.13%)

[1] The sub-areas are based on the district council boundaries and include all buildings within the national park within each district council boundary

Building Types

There is a very large variation in risk or vulnerability profiles for the varying building types. In general, those buildings which were constructed for a specific purpose, which is no longer appropriate, appear to be most at risk, and are often most vulnerable. Building types with few elements such as bridges or milestones are often particularly vulnerable, as minor damage can lead to a disproportionate decline in condition.

Care needs to be taken when analysing the data relating to building types to ensure that investigations below the headline rate of risk or vulnerability are made. For example, an initial inspection of the data would tend to suggest process (e.g. limekiln), street furniture and vacant buildings have the highest degree of risk. This is of course true as a proportion of those types of buildings. However, when looking to discover where most risk exists, the overall size of the groups needs to be taken into account.

There is a link between condition and occupancy This is highlighted when looking in detail at the building types.

For each building type, a range of solutions to tackle both issues of vacancy, partial occupancy and building defect is needed.

Adequate data is now available to allow this process to be taken forward. This will enable appropriate targeting of action according to a predefined set of priorities.

Defect Ranking

Observation of the defect ranking tables is useful in determining the type of problems faced by the building stock as a whole. Within the table showing the 'no work required' category it can be seen that over 80% of the main walls do not require attention. This confirms that, in general, underlying structural defects are not the reason that buildings become at risk. Instead, it can be clearly seen that defects tend to get worse over time due to a lack of maintenance within the building stock. This means that defects tend to start in secondary items and move on to roofs and those parts which are more difficult to access, and then on to decorative items.

It is worth considering the very different risk and vulnerability profiles which might now be present, had just a slightly higher degree of routine maintenance been carried out over past years.

Summary

In summary, the data clearly shows that the risk and vulnerability profiles across the listed buildings in the national park are varied. Many factors play a part in determining the rate of decline or otherwise of the building. Occupancy has been shown to be important, as have the type of use and the level of use the building currently sees. Additionally, investigation of varying building materials shows some to be far more durable than others.

While risk levels in some areas and building types are considerable, overall the picture shows levels of risk to be lower than for many other parts of the UK. Great opportunities exist in targeting those buildings which are currently vulnerable, in order to prevent their becoming at risk in the long term. The vast majority of buildings are not at risk and this is likely to continue to be the case

Action on the buildings at risk alone is unlikely to significantly affect the profile. Data which is available relating to the rate of change would tend to suggest that while some buildings are taken out of the risk category, others may fall into it, resulting in a small net change. This again points to the importance of dealing with the vulnerable buildings. Relatively modest action at this time will, without doubt, have a significant effect on the level of risk in the future.

Risk Assessment by Building Type

Building Type	% of type At Risk	Building Type	% of type Vulnerable	Building Type	% of type Not at Risk
Process	50	Water Building	100	Civic	100
Street Furniture	32.4	Boundary	49.1	Decorative	100
Vacant	30.8	Process	37.5	Educational	100
Other	17.5	Transport	34.8	Religious	100
Transport	10.4	Ancillary	33.3	Domestic	98.1
Agricultural	9.5	Garden Building	30.8	Commercial	96.4
Boundary	9.4	Monument	26.6	Outbuilding	86.9
Outbuilding	5.1	Vacant	23.1	Agricultural	75.7
Monument	4.7	Other	19.3	Garden Building	69.2
Commercial	0.7	Street Furniture	17.6	Monument	68.8
Educational	0.3	Agricultural	14.9	Ancillary	66.7
Ancillary	0	Outbuilding	8	Other	63.2
Civic	0	Commercial	2.9	Transport	54.8
Decorative	0	Domestic	1.6	Street Furniture	50
Domestic	0	Civic	0	Vacant	46.2
Garden Building	0	Decorative	0	Boundary	41.5
Religious	0	Educational	0	Process	12.5
Water Building	0	Religious	0	Water Building	0

Reducing proportion of building type at risk >

Reducing proportion of buildings vulnerable >

Reducing proportion of buildings not at risk >

Defect Group Ranking

No Work Required		Minor Repairs Needed		Major Repairs Needed		Replacement Needed	
Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action
Roof & Upper Parts	87.31	Secondary Items	27.04	Secondary Items	5.57	Windows & Doors	1.13
Main Walls	86.66	Windows & Doors	12.06	Main Walls	1.91	Secondary Items	0.8
Windows & Doors	85.45	Roof & Upper Parts	11.26	Windows & Doors	1.36	Main Walls	0.72
Secondary Items	66.6	Main Walls	10.71	Roof & Upper Parts	1.03	Roof & Upper Parts	0.41

Geographic Trend

At Risk

Levels of risk tend to be higher toward the south-east of the area.

Vulnerability

Levels of vulnerability tend to be slightly higher towards the south-east of the area.

The geographic trend information is provided to give an impression as to the distribution of the 'At Risk' & 'Vulnerable' buildings in any group. Such an analysis is by its nature approximate.

4 Full Sample Summary

1

At Risk Buildings

Buildings at risk are considered to be those which are in such a condition or see such a level of use as to be likely to decline rapidly in the short term, be lost altogether or be vulnerable to disproportionate decline from a relatively minor event.

72.4%
have a risk score of 3

62.1%
are unoccupiable structures

72.4%
are in a poor condition

Numerical Summary

Risk Profile
At Risk
87
Vulnerable
0
Not at Risk
0

Condition Profile
Good
0
Fair
0
Poor
63
Very Bad
24

Occupancy Profile
Fully Occupied
0
Partly Occupied
17
Vacant
16
Structure
54

[1] The CEF score takes account of this increase in the rate of decline.

[2] This is a common factor across the UK – few buildings become at risk because they have structural problems alone.

[3] The boundary between risk and serious vulnerability is somewhat arbitrary and it should not be seen as a sharp defining point. In general, the CEF score is a better overall measure of the issues faced by the building.

Buildings become at risk for many reasons. A later section of this report will consider the linkage between occupancy or use, and risk. However, in this section the intention is to consider the problems affecting those buildings which have been deemed to be at risk, and to look at the type and location of such buildings.

Buildings do not become at risk overnight, or if they do, it is unlikely to occur without drawing attention.

The declining condition of the building is a gradual process, but there is little doubt that as that decline moves forward its rate increases[1].

Whilst an early intervention can make a huge difference, in the case of those buildings currently at risk, things have moved well beyond this point.

The CEF analysis for the group shows the very significant build-up of serious defects. Encouragingly, to a degree, the distribution also suggests that the initial reason for the building becoming at risk may not relate to a structural problem[2] - that is to say, those structural issues which are now faced by the buildings appear to have occurred as a result of a build-up of other defects.

As would be expected, action is needed for almost all building elements. Those parts of the structure which are subject to decay often need complete replacement.

Major repairs are required to almost all building elements.

Although only forming around about 4% of the total listed building stock, clearly those buildings at risk require significant investment. However, investment and repair alone will not lead to their long-term stability. In each case, the reason why the building has become at risk needs to be carefully considered. An action plan needs to be developed to prevent this from re-occurring in the future. Without such action the pattern of continuing decline will once again begin.

The majority of those buildings considered to be at risk fall into the least severe risk category[3]. This is encouraging, and it gives cause for some optimism. Provided action can be taken with regard to these particular buildings as soon as possible, further decline may be prevented or at least slowed.

For those buildings at the lowest end of the spectrum with a risk assessment score of 1, major problems exist. Each needs to be looked at carefully in terms of the proportion of overall available resources it demands and the return on investment it will bring. Alternative approaches such as consolidation and recording may inevitably be the way forward for some structures or buildings.

Action Points

Determine Reason for Decline

Before beginning any scheme to recover a building from risk, the reason it fell into risk in the first place must be determined and addressed. Such an assessment should be carried out for each of the buildings at risk on the register. These should be used in conjunction with the condition assessment for the building to determine the most satisfactory course of action.

Consider Return on Action

Resources to deal with buildings at risk will always be limited. An adequate assessment method to determine the notional return on such action and investment is needed in order that priority lists can be created. This will lead to a more systematic approach and should enable those buildings with the best long-term potential to be dealt with

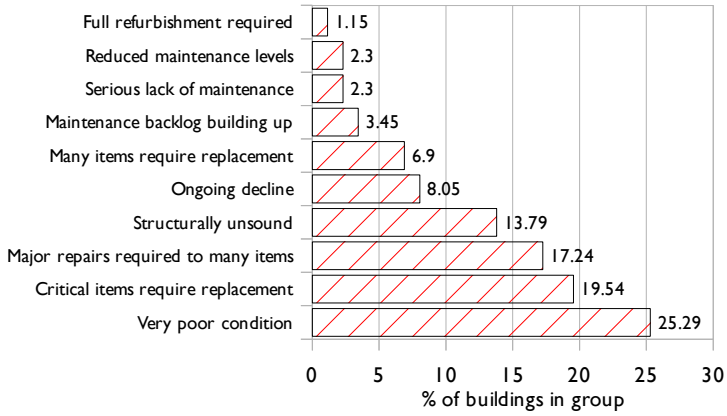
Record and consolidate

It must be accepted that retention in any kind of usable form will be difficult in some cases. For such buildings detailed recording and appropriate consolidation may present the best solution.

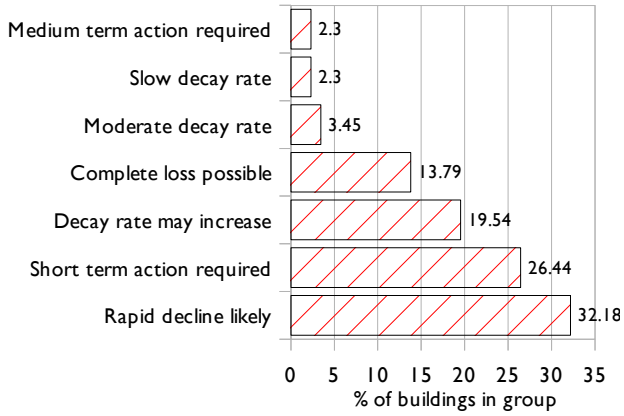
Grade	% of Sample	Risk Assessment (% of sample) At Risk (% of sample)		
		1	2	3
I	2.3	0	0	100
II*	6.9	0	0	100
II	90.8	30.38	0	69.62
All	**100.00**	**27.59**	**0**	**72.41**

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	100	0	0	50	0	50
II*	0	0	100	0	0	0	50	50
II	0	0	69.62	30.38	0	20.25	16.45	63.29
All	**0**	**0**	**72.41**	**27.59**	**0**	**19.54**	**18.39**	**62.07**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*28.57*	*15.62*	*0.00*	*35.29*	*25.00*	*0.00*	*11.76*	*7.46*	*12.50*	*0.00*	*3.23*	*3.03*	*0.00*	*10.00*	*0.00*	*0.00*	*0.00*	*0.00*
Minor Repairs Needed	31.43	43.75	18.18	52.94	50.00	28.57	25.88	47.76	62.50	25.81	12.90	33.33	40.00	30.00	0.00	28.57	100.0	0.00
Major Repairs Needed	20.00	21.87	45.45	11.76	25.00	46.43	40.00	34.33	12.50	48.39	25.81	27.27	60.00	40.00	0.00	57.14	0.00	0.00
Replacement Needed	20.00	18.75	36.36	0.00	0.00	25.00	22.35	10.45	12.50	25.81	58.06	36.36	0.00	20.00	0.00	14.29	0.00	0.00

SHADED – significant issue for group

51 At Risk Buildings

5 1 At Risk Buildings

At risk buildings can be found in all building types and in all building locations. Generalised reasons for decline are difficult to identify in many cases. The varying types of economic activity across the park do, however, clearly play a part.

Levels of risk within the building type groups vary significantly and, to be meaningful, this needs to be looked at in two distinct ways. Firstly, the proportion of buildings of a particular type which are at risk is identified. This shows a clear differentiation between buildings of different status. It can be seen that those buildings which now have little use are considered to be most at risk, and they are often in the poorest structural condition, whereas those building groups seeing regular use or having managed maintenance have the lowest levels of risk.

Alternatively, it is worth looking at the proportion of those buildings at risk within the total stock, which lie within each of the use group types. In many ways a different picture can be seen from this. Whereas the smaller use-specific groups often have a higher percentage of their stock at risk, when an overall view is taken, the large building groups become dominant. It follows from this that a very different approach is needed in dealing with the different types of buildings[1].

There is a wide range of building types which have at least some at risk. This is a somewhat unusual distribution, as is the very low level of risk in the domestic building segment. This may reflect the varying economic activity in different areas across the park. In those areas where traditional land uses have continued it would appear that levels of risk may be higher.

In general, the at risk buildings can be considered to be of a secondary nature. This being the case, it may be difficult to recover some of them without accepting a change in use.

If levels of risk are to be reduced significantly, a decision needs to be taken on how best to approach the affected buildings.

In doing this it may need to be accepted that some buildings may continue to decline, at least in the short term.

The defect group ranking points again to the fact that deep-set structural problems do not seem to be a core issue[2].

Of course, minor repair works are required to all building elements, but these are more prevalent in secondary items and in those items which have seen little or no maintenance for a long time, such as windows, doors and roofs.

The district council area distribution clearly shows that risk is not distributed uniformly. Indeed, there are, no doubt, local issues which can be used as part of any solution.

Particular issues appear to be facing agricultural buildings. In many locations these buildings have been converted to provide domestic accommodation. However, those which are still in agricultural use make up a significant portion of the total number of buildings at risk.

Key Points

What is at Risk

Over 95% of all at risk buildings are non-domestic buildings or structures. It follows from this that risk appears to be concentrated in secondary buildings or structures, that is those with lower levels of use or perceived importance.

Risk Distribution

Risk is not distributed evenly across the area. Geographical concentrations exist in a number of areas. Area-wide schemes may be appropriate in dealing with these.

Defects

Defects are present in all building elements. In general, they relate to very long-standing decline, rather than initial structural problems. The investment needed to recover the buildings at risk is considerable.

Risk or Vulnerable

The line between at risk and vulnerable is not clear and should not be considered as such. Each building should be considered on the basis of its CEF score and the likelihood of future use.

[1] Priorities in terms of reducing risk need to be identified. A consistent approach is required across the national park to achieve the best results.

[2] Of course, some buildings do fall into disrepair because of structural problems. This is, however, extremely rare for the sample considered.

Risk by Building Type

Building Type	% of type At Risk	Building Type	% of all At Risk Buildings
Process	50	Agricultural	16.09
Street Furniture	32.4	Process	13.79
Vacant	30.8	Transport	13.79
Other	17.5	Street Furniture	12.64
Transport	10.4	Other	11.49
Agricultural	9.5	Outbuilding	10.34
Boundary	9.4	Boundary	5.75
Outbuilding	5.1	Domestic	4.6
Monument	4.7	Vacant	4.6
Commercial	0.7	Monument	3.45
Educational	0.3	Commercial	2.3
Ancillary	0	Ancillary	1.12
Civic	0	Civic	0
Decorative	0	Decorative	0
Domestic	0	Educational	0
Garden Building	0	Garden Building	0
Religious	0	Religious	0
Water Building	0	Water Building	0

Reducing proportion of building type at risk >

Reducing proportion of all at risk buildings >

Geographic Distribution

District Council Area	% of buildings at risk
Copeland	5.88
Eden	5.78
South Lakeland	3.89
Allerdale	1.79

Defect Group Ranking

No Work Required		Minor Repairs Needed		Major Repairs Needed		Replacement Needed	
Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action
Roof & Upper Parts	17.32	Main Walls	36.88	Secondary Items	48	Windows & Doors	38
Main Walls	10	Roof & Upper Parts	36.22	Main Walls	36.25	Roof & Upper Parts	18.9
Secondary Items	4	Secondary Items	32	Windows & Doors	35	Main Walls	16.88
Windows & Doors	2	Windows & Doors	25	Roof & Upper Parts	27.56	Secondary Items	16

51 At Risk Buildings

5 2

Vulnerable Buildings

Vulnerable buildings comprise a diverse group. At the lower end, there is little differentiation between these and buildings at risk. At the upper end minor action in terms of maintenance and/or improvement in usage levels may take the building out of this group altogether. Typically, this has been a neglected segment of the overall stock action, which could be extremely beneficial in the long term

85%
are in a fair condition

15%
are fully occupied

50%
are unoccupiable structures

Numerical Summary

Risk Profile
At Risk
0
Vulnerable
185
Not at Risk
0

Condition Profile
Good
0
Fair
172
Poor
13
Very Bad
0

Occupancy Profile
Fully Occupied
13
Partly Occupied
42
Vacant
9
Structure
121

Vulnerable buildings tend to be those either having a more significant maintenance deficit or issues over occupancy and often a combination of both. As has been said before, the line between 'risk' and 'vulnerability', and indeed that between 'vulnerability' and 'not at risk' is not clear. The CEF analysis has been developed to allow this to be easily understood. Care is to be taken to ensure that adequate attention is paid to those buildings currently considered vulnerable, as there is little doubt that many of them will form the buildings at risk of the future[1].

Indeed, it could be said that had more attention been paid to the declining buildings in the past, the number of buildings at risk at present would be lower. This is backed up by consideration of the fact that most buildings 'at risk' are in the least severe category at the present time.

In many ways this group of buildings provides the best window on the issues faced by the stock as a whole[2]. By analysing defect patterns within this group we can learn a good deal as to what will happen without adequate intervention.

The CEF analysis demonstrates the situation. The chart shows those buildings which have recently become vulnerable due to a maintenance deficit. It then shows a lower level of buildings in the upper mid range, pointing out that an opportunity exists to recover matters given early intervention. However, if this intervention is not provided, as has been the case to date, a further concentration in buildings with more serious defects will begin to build up. These structures are beginning to have more significant problems and may be becoming disused.

At the current time almost 93% of the buildings in this group are in a fair condition. Many are structures or are partly occupied. Relatively minor intervention will make a large difference.

The defect distribution matrix further supports this. It can be seen that the majority of action is required in terms of minor repairs, rather than major repairs or replacement. The condition profile and defect analysis gives great cause for encouragement that, with appropriate action, the rate of decline of buildings can be reduced and the number of buildings becoming at risk in the future can be reduced[3].

That said, it is clear from the CEF assessment that without action the historic pattern could continue, conditions may deteriorate and more buildings may become at risk.

[1] Without action vulnerability will often lead to risk

[2] Analysis of the vulnerable buildings is often the best way to see overall trends and issues

[3] Action can bring real results in this group

Action Points

Maintenance
Buildings in this group may respond well to initiatives to promote maintenance, therefore a major difference can be made to the condition and the appearance of the building with straightforward action. These highly visible returns can act as a good example to others

Hands-on Assistance
A proportion of the owners and occupiers of listed buildings are not aware of the best way of preserving them. Local conservation staff should engage in a positive way to ensure best practice is carried out and to ensure the solutions are sustainable and do not just represent a quick fix.

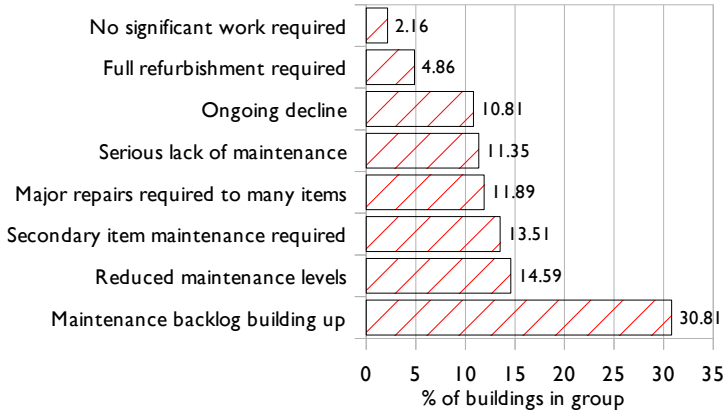
Target Key Buildings
The total number of buildings in this group is large. Again, a prioritised list, according to objective principles, needs to be assembled. This will allow the targeting of key buildings and will again promote action by others.

Identify Area-based Issues
Changes at a local level can have a significant effect on the condition of the buildings. By reference to the geographical distributions, issues in particular areas can be identified and, by attempting to tackle these, the sources of vulnerability can be reduced.

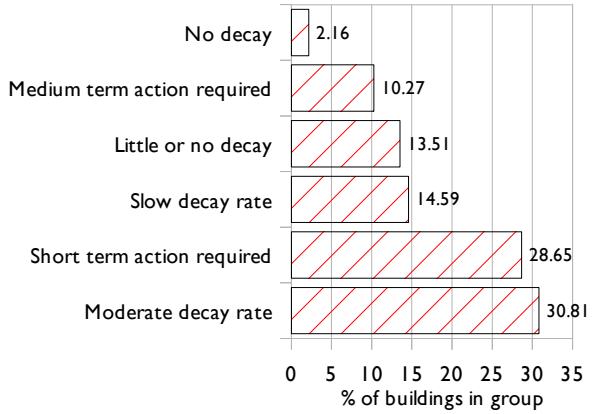
Grade	% of Sample Risk Assessment Vulnerable
I	0
II*	7.03
II	92.97
All	**100.00**

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	0	0	0	0	0	0
II*	0	100	0	0	0	30.77	7.69	61.54
II	0	92.44	7.56	0	7.56	22.09	4.65	65.7
All	**0**	**92.97**	**7.03**	**0**	**7.03**	**22.7**	**4.86**	**65.41**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*63.16*	*54.93*	*15.91*	*45.16*	*25.00*	*29.31*	*68.79*	*41.45*	*47.37*	*11.29*	*48.39*	*24.64*	*40.00*	*37.14*	*0.00*	*31.71*	*70.59*	*60.00*
Minor Repairs Needed	31.58	40.85	63.64	41.94	75.00	62.07	29.48	53.95	47.37	67.74	24.19	62.32	40.00	54.29	0.00	53.66	29.41	40.00
Major Repairs Needed	5.26	4.23	20.45	12.90	0.00	6.90	1.73	4.61	5.26	14.52	17.74	13.04	20.00	8.57	0.00	14.63	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	1.72	0.00	0.00	0.00	6.45	9.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00

SHADED – significant issue for group

52 Vulnerable Buildings

5 2 Vulnerable Buildings

The distribution of vulnerable buildings across the building types is not consistent. Some suffer far more than others. In general, positive management rather than ad hoc action tends to differentiate.

Looking once again at the building types in terms of the proportion of vulnerability and the proportion of overall vulnerability in the stock shows significant differences.

As with the buildings at risk, domestic buildings still provide a significant proportion of the overall vulnerability. In many ways, it may be possible to tackle this with relatively minor action.

The transportation[1] and boundary structures[2] also figure highly in both tables. This is due to the relatively simple nature of these structures, and it follows from this that a significant defect in one of the few elements present has a major effect on the condition of the building and, hence, its vulnerability overall.

Again, agricultural buildings show a relatively high level of vulnerability, both within the group and as part of the overall stock.

That said, of perhaps particular interest is the proportion of overall vulnerability formed by commercial buildings. As a group, just under 13% of commercial buildings are vulnerable, but this makes up nearly 11% of the overall vulnerability. This should be considered in the light of the dominant effect, which declining commercial buildings, particularly in a town centre core, can have on a wider area[3].

It is felt that halting the decline in condition and increasing the level of usage of commercial buildings may have positive effects well beyond the buildings themselves.

The geographical distribution of vulnerability is again not consistent across the national park. Certain areas clearly have more problems than others. In general, former industrial and the more marginal agriculture areas appear to be suffering the worst.

The defects ranking again shows that structural issues are not a major problem. Work to main walls figures at the bottom of all of the action rankings. Maintenance-related items such as secondary walls, gates and railings, windows and doors and roofs figure at a higher level.

Particularly relevant is the minor repair and, indeed, major repair work needed to the roofs and upper parts. Defects in these areas are particularly important as, without rectification, they can lead to a rapid decline in the building.

[1] Many of the transportation structures are considered to be vulnerable, because of their very nature. This should not of itself be seen as an item requiring particularly targeted action.

[2] The vulnerability of boundary structures will be difficult to reduce in isolation. It is a good measure of general economic well-being, however.

[3] Town-based schemes have had an effect to a degree but this must be sustainable to have a lasting effect.

Key Points

What does vulnerable mean?

Vulnerable buildings are those which are in a fragile state. Minor changes in terms of action or use can have a disproportionately large effect. This brings with it the positive implication that changes for the better can also be made relatively easily

Action Brings Results

There is little doubt that positive action on the vulnerable buildings has an effect in a number of ways. Firstly, it can lift an area and, if applied over a locality, it can promote economic activity by making business premises more attractive and, perhaps most significantly from the point of view of this exercise, it reduces the number of buildings which could become at risk in the future.

Valuable Indicator

The measure of vulnerability in a particular community or locality can provide valuable pointers, at an early stage, of other issues which may be faced by the area. It has significant applications in predicting overall economic and land use changes

Reducing Future Risk

As set out above, action here will reduce risk in the future. This must be one of the key objectives in preserving the historic fabric.

Risk by Building Type

Building Type	% of type Vulnerable	Building Type	% of all Vulnerable Buildings
Water Building	100	Transport	21.62
Boundary	49.1	Boundary	14.05
Process	37.5	Agricultural	11.89
Transport	34.8	Domestic	11.35
Ancillary	33.3	Monument	9.19
Garden Building	30.8	Outbuilding	7.57
Monument	26.6	Other	5.95
Vacant	23.1	Process	4.86
Other	19.3	Street Furniture	3.24
Street Furniture	17.6	Water Building	3.24
Agricultural	14.9	Commercial	2.16
Outbuilding	8	Garden Building	2.16
Commercial	2.9	Vacant	1.62
Domestic	1.6	Ancillary	1.08
Civic	0	Civic	0
Decorative	0	Decorative	0
Educational	0	Educational	0
Religious	0	Religious	0

Reducing proportion of building type at risk >

Reducing proportion of all at risk buildings >

Geographic Distribution

District Council Area	% of buildings Vulnerable
Copeland	11.1
Eden	10.3
South Lakeland	8
Allerdale	6.4

Defect Group Ranking

No Work Required		Minor Repairs Needed		Major Repairs Needed		Replacement Needed	
Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action
Main Walls	55.52	Windows & Doors	51.52	Windows & Doors	15.15	Windows & Doors	5.05
Roof & Upper Parts	44.37	Secondary Items	48.54	Secondary Items	8.74	Roof & Upper Parts	0.35
Secondary Items	42.72	Roof & Upper Parts	46.83	Roof & Upper Parts	8.45	Main Walls	0
Windows & Doors	28.28	Main Walls	41.28	Main Walls	3.2	Secondary Items	0

5 3 Not at Risk Buildings

Those considered to be not at risk or those which, at the current time, give no cause for concern. That assumption is based on the overriding principle that the buildings will continue to be used and maintained as existing.

72.4%
in good condition

90.8%
fully occupied

21%
of window frames need action

Numerical Summary

Risk Profile
At Risk
0
Vulnerable
0
Not at Risk
1960

Condition Profile
Good
1419
Fair
541
Poor
0
Very Bad
0

Occupancy Profile
Fully Occupied
1780
Partly Occupied
14
Vacant
2
Structure
164

[1] 37% of the buildings have a risk score of 5 and the CEF distribution for this subgroup tends to suggest a reduction in maintenance in recent times.

[2] Cyclic inspections of all buildings are important, but each group will provide different data which can be used for future planning.

As was the case between buildings 'at risk' and those which are 'vulnerable', there is not a clear line of distinction between those which are considered 'vulnerable' and those which are 'not at risk'[1]. The data shows that 27.6% of the buildings considered to be 'not at risk' are in a fair condition, that is they have some degree of maintenance deficit. Of course, given the large number of buildings in this portion of the sample and the wide variety of usage in types, this is to be understood.

The key issue therefore is: are these buildings in a stable condition or are they improving or declining? Observation of the CEF profile shows that there are no particular issues affecting these buildings, but there is evidence that maintenance levels may have fallen a little in recent times. In order to determine the rate of change of 'not at risk' buildings, regular cyclic inspections are required[2].

Following one or, perhaps, two reinspection cycles set at an interval of five years each, it should be possible to give good initial information as to the way in which this segment is behaving.

Occupancy levels within the group are high at over 90%, and this, without doubt, has a major effect on the minimal apparent rate of decline.

Observation of the defect distribution matrix confirms the comments made above. Minor repairs are required to rainwater goods, window frames and secondary items. Little major repair work is needed, and even less replacement work is required.

Whilst it might be a goal to reduce risk and vulnerability to zero, in practice it can be seen by looking at the profile of the 'not at risk buildings' that this is unlikely to be achievable.

In many ways, the profile of the 'not at risk buildings' is one which could be aimed for, for the stock as a whole, that is to say that a measure of maintenance deficit and vacancy is inevitable, but provided that this is the minority position, it is acceptable.

65% of the buildings within the group are in the upper risk category. This suggests that no additional work over that already being provided is required. This is a broadly acceptable situation and from the data available so far it would appear to be relatively stable.

Action Points

Cyclic Inspections

If the objective for the vulnerable buildings is to prevent them from becoming at risk, then it follows that the intention with 'not at risk' buildings must be to take action before they become vulnerable. Due to the lack of range and variety in defects in this group, further data is required to determine the best course of action to achieve this. This can be obtained by carrying out cyclic inspections on a five-yearly basis. The output from this will enable advice to be targeted at those 'not at risk' buildings which are in danger of declining in condition. This will enable early intervention to be most effective.

Promotion of Best Practice

Where possible, conservation professionals should have a positive effect in ensuring that regular maintenance is carried out by suitable promotional activities. These are to be encouraged and built upon.

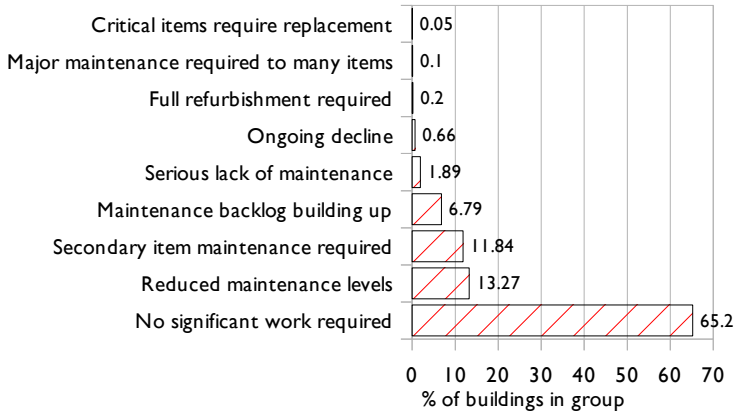
Suitable Materials

Although maintenance is being carried out on a regular basis to most of the buildings in this group, care needs to be taken to ensure that suitable building materials are used in refurbishment works. Particular attention needs to be paid to the provision of plastic window frames and doors.

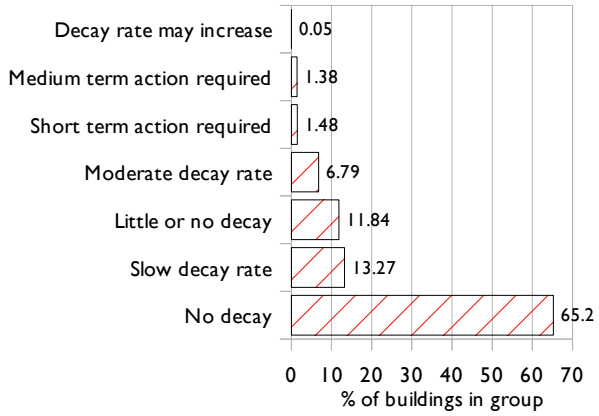
Grade	% of Sample	Risk Assessment (% of sample) At Risk (% of sample)	
		5	6
I	1.58	3.23	96.77
II*	7.04	30.43	69.57
II	91.38	37.07	62.93
All	**100.00**	**36.07**	**63.93**
5 - Not At Risk (maintenance required), 6 – Not at Risk			

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	100	0	0	0	96.77	0	0	3.23
II*	78.99	21.01	0	0	90.58	0	0	9.42
II	71.41	28.59	0	0	90.73	0.78	0.11	8.38
All	**72.4**	**27.6**	**0**	**0**	**90.82**	**0.71**	**0.1**	**8.37**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*93.29*	*94.38*	*89.26*	*87.62*	*87.97*	*85.37*	*96.32*	*90.99*	*93.93*	*78.01*	*96.20*	*91.72*	*91.08*	*85.80*	*93.75*	*40.66*	*94.74*	*92.86*
Minor Repairs Needed	6.65	5.56	10.74	12.23	10.65	13.65	3.68	8.92	5.98	21.41	2.98	7.61	8.71	13.61	6.25	52.75	5.26	7.14
Major Repairs Needed	0.06	0.06	0.00	0.14	1.37	0.63	0.00	0.09	0.09	0.23	0.29	0.39	0.20	0.59	0.00	6.59	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.34	0.00	0.00	0.00	0.35	0.53	0.28	0.00	0.00	0.00	0.00	0.00	0.00
SHADED – significant issue for group																		

53 Not at Risk Buildings

5 3

Not at Risk Buildings

It may not follow from the fact that the building is not at risk today that this will be the case in the future. For many of the buildings within this group, no intervention is required, but to discount this entirely would be a mistake.

Those buildings which see regular and planned maintenance have, in general, the lowest levels of risk and are therefore dominant in this group.
This again confirms the very clear benefits of regular inspection and managed action.

The defect group rankings do show that a number of minor repairs are needed. As would be expected, these are again focused on secondary items and those most susceptible to decline. Levels of major repairs and replacements are very low.

The geographical distribution of not at risk buildings is an inverse of that of the vulnerable and at risk ones. Once again, this clearly demonstrates the inconsistent pattern across the park. At present, insufficient data is available to look into this in detail, but there is, without doubt, the geographical element playing a part in the condition profile of the stock.

Further work is needed to determine if condition follows the geographical effect or vice versa.

It may be beneficial to look closely at those geographical areas with atypical distributions, in order to use this information as a guideline to decline patterns elsewhere.

Key Points

Ongoing Action Required

Ongoing maintenance is required, both to maintain existing conditions and to improve those where a deficit has been seen at the current time. This is a manageable process.

Further Investigation

Further investigation would be beneficial in terms of analysing patterns within this large portion of the group, in order to ensure that buildings at the lower end of the group do not become vulnerable.

Risk by Building Type

Building Type	% of type Not at Risk
Civic	100
Decorative	100
Educational	100
Religious	100
Domestic	98.1
Commercial	96.4
Outbuilding	86.9
Agricultural	75.7
Garden Building	69.2
Monument	68.8
Ancillary	66.7
Other	63.2
Transport	54.8
Street Furniture	50
Vacant	46.2
Boundary	41.5
Process	12.5
Water Building	0

Reducing proportion of building type at risk >

Building Type	% of all Not at Risk Buildings
Domestic	64.44
Outbuilding	7.81
Commercial	6.89
Agricultural	5.71
Religious	3.98
Transport	3.21
Monument	2.24
Other	1.84
Boundary	1.12
Street Furniture	0.87
Civic	0.51
Garden Building	0.46
Vacant	0.31
Ancillary	0.2
Educational	0.2
Process	0.15
Decorative	0.05
Water Building	0

Reducing proportion of all at risk buildings >

Geographic Distribution

District Council Area	% of buildings Not at Risk
Allerdale	91.8
South Lakeland	88.1
Eden	83.9
Copeland	83

Defect Group Ranking

No Work Required		Minor Repairs Needed		Major Repairs Needed		Replacement Needed	
Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action
Main Walls	93.79	Secondary Items	20.8	Secondary Items	1.87	Windows & Doors	0.35
Roof & Upper Parts	90.24	Windows & Doors	10.46	Windows & Doors	0.3	Roof & Upper Parts	0.08
Windows & Doors	88.89	Roof & Upper Parts	9.41	Roof & Upper Parts	0.26	Main Walls	0
Secondary Items	77.33	Main Walls	6.15	Main Walls	0.06	Secondary Items	0

53 Not at Risk Buildings

6 Building Occupancy

Building occupancy is a measure both of those parts of the building, which are in use, and the intensity of use which the building sees. There can be little doubt that occupancy plays a part in risk and in managing decline, but it is important to determine how much of a part.

0.73%
fully occupied at risk

23.3%
partly occupied at risk

59.3%
vacant at risk

Great care needs to be exercised in considering the effect occupancy has on risk profile. This is, of course, because occupancy forms one of the measures used in determining risk[1]. This is based on a historic assessment that occupancy was of importance. However, following the work carried out in other parts of the UK and the establishment of the CEF analysis, we are able to look more closely at the interrelationship of occupancy with conditional decline.

[1] The basic risk assessment includes occupancy so it cannot be used to determine the relative importance of occupancy.

The first data worthy of examination is the link between occupancy and condition. The tables and charts show a very clear relationship between condition and occupancy. The CEF analysis further confirms this.

[2] Over time, a feel for patterns within the building stock can be developed. It is important that this data is brought into the overall analysis

Of course it seems common sense that the condition of the building may decline as its level of use reduces.

The real question to be answered, however, is does a reduction in condition caused by some external factors lead to a reduction in use or does the lessening of use allow a reduction in condition?

The data alone cannot answer this question, and we must look to more subjective observations[2] made during inspections to build an answer.

Based on these observations and the CEF analysis for each of the levels of use, it seems very likely that usage plays the lead role in terms of the declining condition.

This is most clearly demonstrated when one considers the numerous examples of the provision of new agricultural buildings to replace unsuitable original ones. In almost all cases, the historic farm building falls into disrepair relatively quickly, whilst the remaining buildings of a contemporary age around it hold their condition due to their being used on a regular basis.

Another anecdotal example of the importance of use is the clearly demonstrated changes between an abandoned cottage and its state following refurbishment for re-use for residential purposes.

Based on the data collected and the subjective judgements made, it is very clear that use plays perhaps the most vital role in reducing risk and vulnerability in the historic building stock.

Therefore, of all the actions taken to tackle risk and vulnerability, encouraging regular and long-term use of the buildings must be the most important.

Major efforts should be targeted towards reducing disuse and a flexible approach should be adopted in determining acceptable uses.

Action Points

Redundant Buildings

An on-line register of redundant or reusable buildings should be assembled in order to promote reuse. Where possible, this should provide additional information regarding access to the buildings, services available and the range of acceptable uses.

Flexible Approaches

Suggestions for the re-use or intensification of use, within reasonable limits, of buildings should be treated with flexibility. It should be borne in mind that if these are not progressed, the condition of the building in question may continue to decline.

Development Considerations

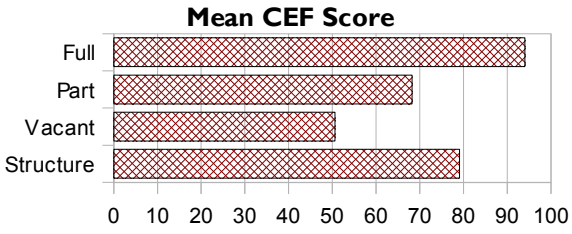
Where a redundant or partly occupied building forms part of a larger development, pressure should be applied in an appropriate manner to bring it back into use. Merely repairing and leaving it vacant should be seen as a secondary option.

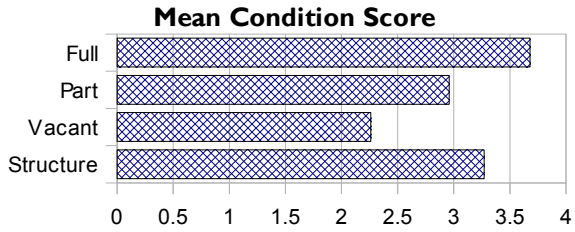
Wider Plan

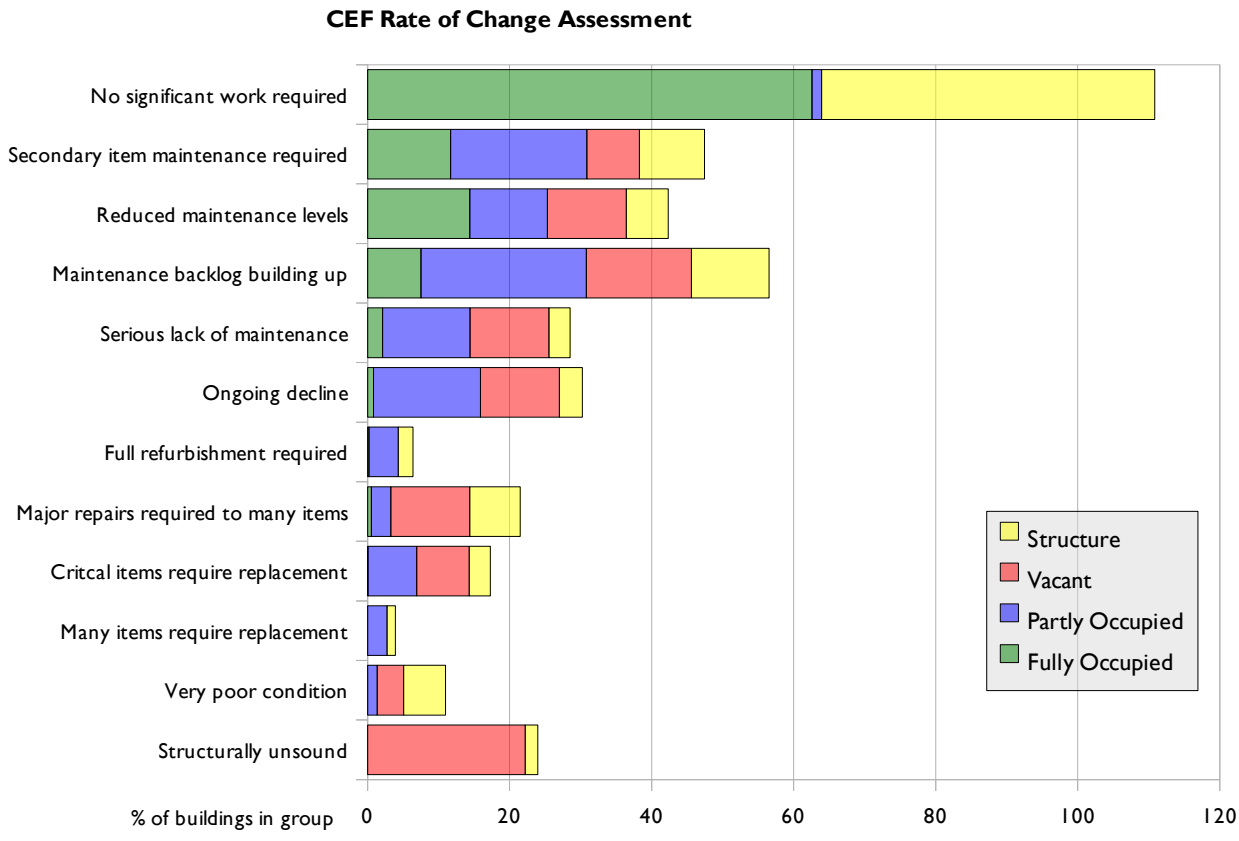
It needs to be acknowledged that when new accommodation is provided the pressure to re-use existing redundant buildings will reduce. This may lead to marginal buildings becoming unviable.

Occupancy	Risk Assessment (% of sample)							
	At Risk				Vulnerable	Not at Risk		
	1	2	3	Total	4 / Total	5	6	Total
Full	0	0	0	0	0.73	30.17	69.1	99.27
Part	0	0	23.29	23.29	57.53	0	19.18	19.18
Vacant	22.22	0	37.04	59.26	33.33	7.41	0	7.41
Structure	5.31	0	10.62	15.93	35.69	48.38	0	48.38
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk								

Occupancy	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Full	Part	Vacant	Structure
Full	69.1	30.17	0.73	0	100	0	0	0
Part	19.18	57.53	23.29	0	0	100	0	0
Vacant	7.41	33.33	37.04	22.22	0	0	100	0
Structure	48.38	35.69	10.62	5.31	0	0	0	100







6 Building Occupancy

6 Building Occupancy

Low occupancy levels increase the seriousness of defects and lead to a lack of regular observation which can allow major damage to go unseen.

There is a clear correlation between the level of seriousness of defects and the level and intensity of use of the building.

It can be seen from the defect distribution matrix of those buildings which are fully occupied that few require major repairs or replacement items. Instead, normal routine maintenance, albeit running at a slight deficit, is adequate[1].

[1] There is a degree of maintenance deficit visible in all parts of the stock. This is always likely to be the case.

Those buildings which are partly occupied have a widespread need for minor repairs and a noticeably increased level of major repairs. Additionally, for some building elements, surprisingly large numbers of replacements are required.

Buildings which are vacant have widespread defects across the full spectrum of elements, and a large proportion of roof coverings, windows and doors need replacement.

This defect analysis shows very clearly the linkage between occupancy and condition.

Those buildings which are unoccupiable structures show a wide variety of conditions. They tend, in general, to see less routine maintenance unless they form part of a managed portfolio. As noted earlier, levels of risk and vulnerability within this group are higher than would be wished.

It was concluded in the first part of this section that the declining condition follows occupancy and, from the evidence available, this appears a reasonable assumption.

There is, however, a point within the life of a building where the cause and effect may transpose. Having initially reduced the level of use of a building and thereby allowed its condition to decline, further use can become impractical. At this point, the level of use may further reduce, leading to complete vacancy.

This interrelation is complex and discussions with occupiers and former occupiers of buildings may shed further light on the most usual sequence.

Key Points

Importance of Occupancy

There is no doubt as to the importance of occupancy and use in the promotion of building condition. It should be one of the key target areas in future promotional work.

External Factors

Changing land use, for example the decline of the mining and quarrying industry, leads to the disuse of some buildings. Given the nature of such structures it may not be straightforward to find new uses. That said, it should not mask the overall general importance of occupancy as a beneficial factor.

Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
Fully Occupied																		
No Defects Present	*92.74*	*93.75*	*82.02*	*87.34*	*87.89*	*84.82*	*94.55*	*88.77*	*93.79*	*77.32*	*95.82*	*91.16*	*91.02*	*83.47*	*93.75*	*35.90*	*93.48*	*91.89*
Minor Repairs Needed	7.04	6.03	16.85	12.37	10.73	14.03	5.14	10.70	6.02	21.86	3.24	7.99	8.78	15.70	6.25	55.13	6.52	8.11
Major Repairs Needed	0.22	0.22	1.12	0.29	1.38	0.75	0.31	0.53	0.19	0.41	0.41	0.56	0.20	0.83	0.00	8.97	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.40	0.00	0.00	0.00	0.41	0.53	0.28	0.00	0.00	0.00	0.00	0.00	0.00
Partly Occupied																		
No Defects Present	*64.38*	*61.64*	*0.00*	*55.26*	*44.44*	*37.50*	*71.67*	*44.07*	*59.09*	*21.43*	*47.06*	*33.33*	*50.00*	*50.00*	*0.00*	*14.29*	*100.0*	*100.0*
Minor Repairs Needed	30.14	30.14	100.0	36.84	44.44	43.75	20.00	49.15	40.91	52.86	16.18	48.61	25.00	50.00	0.00	57.14	0.00	0.00
Major Repairs Needed	5.48	8.22	0.00	7.89	11.11	15.62	8.33	6.78	0.00	20.00	20.59	15.28	25.00	0.00	0.00	14.29	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	3.12	0.00	0.00	0.00	16.18	5.71	2.78	0.00	0.00	0.00	14.29	0.00	0.00
Vacant																		
No Defects Present	*50.00*	*38.46*	*0.00*	*46.67*	*0.00*	*17.39*	*50.00*	*37.50*	*37.50*	*12.50*	*25.00*	*23.08*	*20.00*	*33.33*	*0.00*	*0.00*	*0.00*	*0.00*
Minor Repairs Needed	19.23	34.62	75.00	46.67	100.0	39.13	16.67	37.50	37.50	33.33	12.50	23.08	40.00	0.00	0.00	50.00	100.0	100.0
Major Repairs Needed	7.69	3.85	25.00	6.67	0.00	21.74	25.00	12.50	12.50	25.00	12.50	15.38	40.00	33.33	0.00	50.00	0.00	0.00
Replacement Needed	23.08	23.08	0.00	0.00	0.00	21.74	8.33	12.50	12.50	29.17	50.00	38.46	0.00	33.33	0.00	0.00	0.00	0.00
Structure																		
No Defects Present	*80.00*	*63.64*	*61.47*	*100.0*	*0.00*	*66.67*	*73.27*	*62.60*	*60.00*	*87.50*	*85.71*	*53.33*	*100.0*	*63.64*	*0.00*	*36.84*	*80.77*	*75.00*
Minor Repairs Needed	8.00	36.36	23.85	0.00	0.00	33.33	14.71	28.05	40.00	6.25	7.14	46.67	0.00	28.41	*0.00*	43.86	19.23	25.00
Major Repairs Needed	8.00	0.00	11.01	0.00	0.00	0.00	6.91	7.72	0.00	6.25	0.00	0.00	0.00	6.82	*0.00*	17.54	0.00	0.00
Replacement Needed	4.00	0.00	3.67	0.00	0.00	0.00	5.11	1.63	0.00	0.00	7.14	0.00	0.00	1.14	*0.00*	1.75	0.00	0.00

SHADED – significant issue for group

7 1

Grade I Buildings

Grade I listed buildings comprise the most important historic buildings covered by the listing system. They make up 1.6% of the total sample.

6.06%
at risk
0.0%
vulnerable
91%
fully occupied

Numerical Summary

Risk Profile
At Risk
2
Vulnerable
0
Not at Risk
31

Condition Profile
Good
31
Fair
0
Poor
2
Very Bad
0

Occupancy Profile
Fully Occupied
30
Partly Occupied
1
Vacant
0
Structure
2

As the most historically significant buildings within the stock, it would be assumed that risk and vulnerability levels would be relatively low within this group.

The data shows that 6.06% are at risk, but that none are considered to be vulnerable. It should be borne in mind that this is of course a small proportion of the overall sample and, therefore, percentage-based results may be misleading.

The CEF analysis for the group shows that little work is required and any ongoing changes are progressing at a slow rate. In general, the maintenance levels to the buildings are adequate, although there is evidence of a very small initial onset of deficits in minor works.

Almost 94% of the buildings are considered to be in a good condition, with the remainder poor. Of those buildings which are occupiable, the vast majority are fully occupied.

The defect distribution matrix for the group shows that relatively low levels of minor repairs are needed. This again suggests that the issues for this group are related to particular buildings rather than to any general trend.

Major repairs are required to very few elements.

Given the level of importance of these buildings and their small number, each of those at risk should be considered in isolation and a recovery plan should be put in place.

Action Points

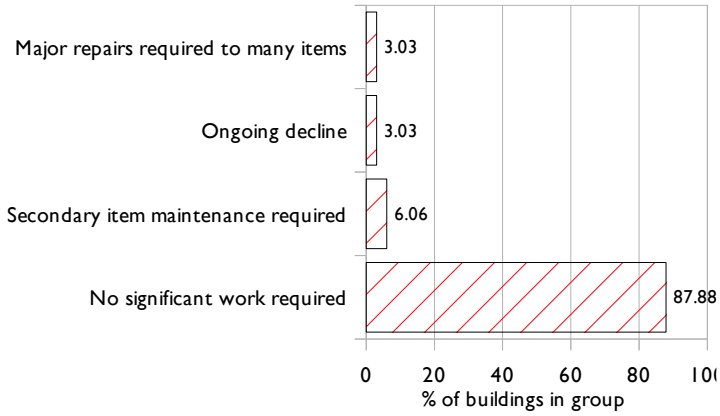
Management Plans

Individual management plans should be set up for each of the grade I listed buildings. These should take account of their current condition and use, together with the work required to maintain them in a stable and, where appropriate, usable condition.

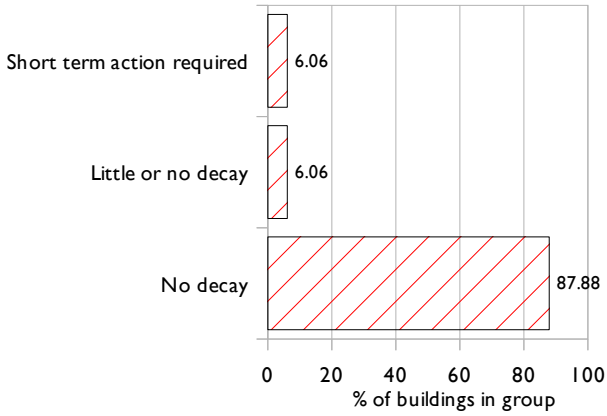
Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	100.00	0	0	6.06	6.06	0	3.03	90.91	93.94
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk									

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	93.94	0	6.06	0	90.91	3.03	0	6.06

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof and Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*96.77*	*96.77*	*100.0*	*95.65*	*85.71*	*93.33*	*96.00*	*95.83*	*93.33*	*96.67*	*96.67*	*96.67*	*93.33*	*90.91*	*0.00*	*25.00*	*100.0*	*100.0*
Minor Repairs Needed	3.23	0.00	0.00	4.35	14.29	3.33	4.00	0.00	6.67	3.33	3.33	3.23	6.67	9.09	0.00	50.00	0.00	0.00
Major Repairs Needed	0.00	3.23	0.00	0.00	0.00	3.33	0.00	4.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	50.00	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SHADED – significant issue for group																		

71 Grade I Buildings

7 1 Grade I Buildings

The pattern of risk and vulnerability in the grade I buildings suggests that there are no overall concerns in this segment and that rather particular buildings face specific issues.

Key Points

Levels of Risk

Given the important nature of these buildings it is somewhat surprising that there is a small, but significant, proportion at risk. This reflects the fact that it can be very difficult to identify solutions for those buildings which do face problems.

Detailed Appraisals

Detailed appraisals of all grade I listed buildings should be carried out as recommended in the previous section.

Risk Assessment by Building Type

Building Type	Reducing proportion of building type at risk >	% of type At Risk	Building Type	Reducing proportion of buildings vulnerable >	% of type Vulnerable	Building Type	Reducing proportion of buildings not at risk >	% of type Not at Risk
Other		16.7	Other		0	Religious		100
Domestic		6.3	Domestic		0	Agricultural		100
Agricultural		0	Agricultural		0	Domestic		93.8
Religious		0	Religious		0	Other		83.3

Defect Group Ranking

No Work Required		Minor Repairs Needed		Major Repairs Needed		Replacement Needed	
Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action
Windows & Doors	96.23	Secondary Items	16.67	Secondary Items	5.56	Windows & Doors	0
Roof & Upper Parts	95.59	Windows & Doors	3.77	Main Walls	1.56	Main Walls	0
Main Walls	95.31	Main Walls	3.13	Roof & Upper Parts	1.47	Secondary Items	0
Secondary Items	77.78	Roof & Upper Parts	2.94	Windows & Doors	0	Roof & Upper Parts	0

71 Grade I Buildings

7 2 Grade II* Buildings

Grade II* buildings form 6.92% of the overall stock and are considered to be the second most important group of listed buildings.

3.82%
at risk

8.28%
vulnerable

30.6%
in a fair, poor or very bad condition

Numerical Summary

Risk Profile
At Risk
6
Vulnerable
13
Not at Risk
138

Condition Profile
Good
109
Fair
42
Poor
6
Very Bad
0

Occupancy Profile
Fully Occupied
125
Partly Occupied
4
Vacant
4
Structure
24

[1] 65% of the buildings in the group fall into these categories

Although still of considerable importance, in many ways these buildings are the poor relations of the grade I listed structures.

Levels of risk are in line with the full stock at 3.82% and a further 8.28% of the buildings are vulnerable.

That said, of course, 87.9% are considered to be not at risk.

The condition profile of the buildings gives a little cause for concern in that over a quarter are in a fair condition. This suggests that perhaps a building maintenance deficit exists.

The CEF analysis for the building group is similar to that for the full stock. This would tend to suggest that, of itself, the grading of theses buildings at II* may not have had any significant effect.

The defect distribution matrix shows that minor repairs are required for a number of building elements. Particular attention is required to rainwater goods, wall pointing and window frames and the majority of the secondary items. Lower levels of major repairs are required again across all of the building elements.

A small number of replacements of elements are required again in many building elements.

The condition profile and risk and vulnerability levels for this group are somewhat surprising given their relative importance. It is considered that vulnerability levels, in particular, are higher than would be expected.

There may be some confusion as to the overall importance of these buildings and the way in which they fit into the overall listing profile.

The majority of the buildings are domestic residences or religious properties[1] and the generally satisfactory condition of these may mask a more significant underlying problem with the other buildings in the group.

The group is a relatively small part of the overall stock. Consideration of individual and groups of buildings will not be unreasonable and this may well be a better approach than to try to draw overall conclusions for the group.

Action Points

Further Analysis

Further analysis of the grade II* listed buildings should be carried out after the exclusion of the domestic and religious buildings. This is likely to highlight those buildings requiring most attention and real identification of any patterns, should they exist.

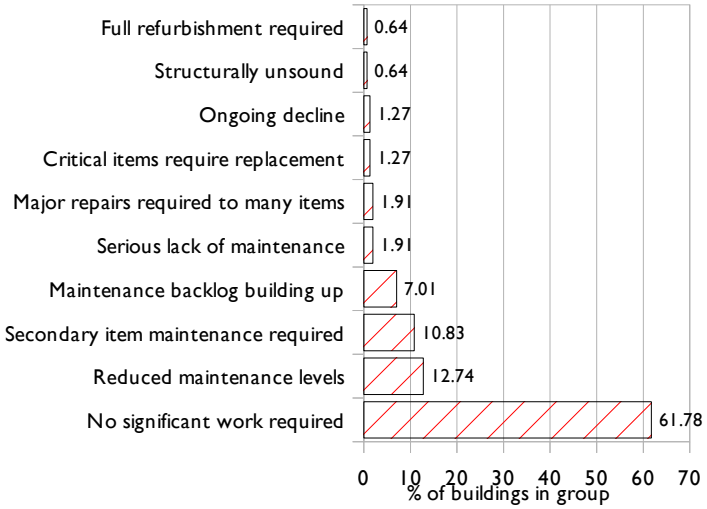
Promotion

The importance of the grade II* buildings, where appropriate, should be promoted further in order that their profile can be raised and more incentives can be given towards carrying out repairs as required.

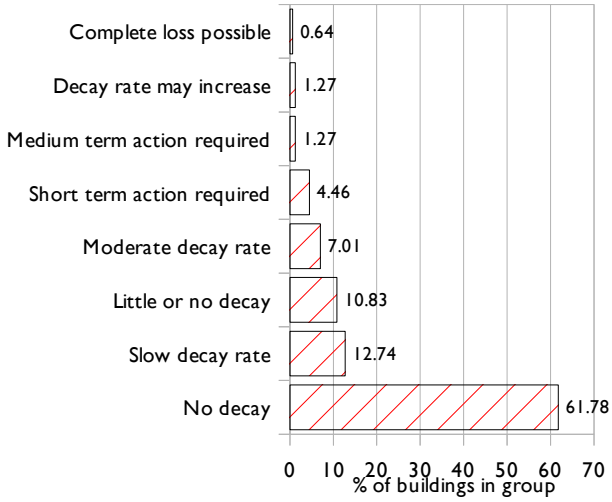
Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
II*	100.00	0	0	3.82	3.82	8.28	26.75	61.15	87.9
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk									

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
II*	69.43	26.75	3.82	0	79.62	2.55	2.55	15.29

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*95.56*	*94.78*	*72.00*	*91.18*	*92.31*	*79.07*	*91.23*	*84.40*	*92.98*	*77.86*	*93.08*	*90.15*	*88.57*	*78.79*	*0.00*	*36.36*	*66.67*	*100.0*
Minor Repairs Needed	3.70	5.22	24.00	8.82	3.85	20.93	6.14	14.68	7.02	21.37	5.38	8.33	8.57	21.21	0.00	54.55	33.33	0.00
Major Repairs Needed	0.74	0.00	4.00	0.00	3.85	0.00	2.63	0.92	0.00	0.76	0.77	0.76	2.86	0.00	0.00	9.09	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.76	0.00	0.00	0.00	0.00	0.00	0.00
SHADED – significant issue for group																		

72 Grade II* Buildings

7 2 Grade II* Buildings

Grade II* buildings comprise a diverse range of buildings with a presence in most of the building type groups.

Levels of risk and vulnerability within the building types vary considerably. Observation of the higher risk percentage types once again suggests that occupancy has a significant negative effect.

The defect group rankings show that the secondary and maintenance-related items once again require most attention. There is little evidence of deep-set structural issues.

Key Points

Low Profile

It would seem from looking at the condition and nature of the buildings in this group that they may have a relatively low profile. There is a suggestion that they do not receive adequate protection.

Varying Condition

The condition of the buildings in the group varies widely. There are relatively high levels of vulnerability and risk, although these tend to be concentrated in those buildings seeing least use.

Risk Assessment by Building Type

Building Type	% of type At Risk	Building Type	% of type Vulnerable	Building Type	% of type Not at Risk
Boundary	33.3	Ancillary	100	Civic	100
Other	22.2	Vacant	100	Commercial	100
Agricultural	20	Water Building	100	Process	100
Outbuilding	16.7	Boundary	50	Religious	100
Ancillary	0	Garden Building	33.3	Domestic	98.8
Civic	0	Transport	25	Monument	87.5
Commercial	0	Monument	12.5	Outbuilding	83.3
Domestic	0	Other	11.1	Agricultural	80
Garden Building	0	Domestic	1.3	Transport	75
Monument	0	Agricultural	0	Garden Building	66.7
Process	0	Civic	0	Other	66.7
Religious	0	Commercial	0	Boundary	16.7
Transport	0	Outbuilding	0	Ancillary	0
Vacant	0	Process	0	Vacant	0
Water Building	0	Religious	0	Water Building	0

Reducing proportion of building type at risk >

Reducing proportion of buildings vulnerable >

Reducing proportion of buildings not at risk >

Defect Group Ranking

No Work Required		Minor Repairs Needed		Major Repairs Needed		Replacement Needed	
Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action
Roof & Upper Parts	89.47	Secondary Items	29.17	Secondary Items	2.08	Windows & Doors	0.47
Main Walls	88.93	Windows & Doors	11.45	Main Walls	1.43	Roof & Upper Parts	0
Windows & Doors	87.15	Roof & Upper Parts	9.98	Windows & Doors	0.93	Main Walls	0
Secondary Items	68.75	Main Walls	9.64	Roof & Upper Parts	0.54	Secondary Items	0

72 Grade II* Buildings

7 3

Grade II Buildings

Over 91% of the listed buildings are graded at this level. All building types are represented with a heavy emphasis on vernacular architecture.

3.87%
at risk
8.42%
vulnerable
37.4%
are in a fair, poor or very bad condition

Numerical Summary

Risk Profile
At Risk
79
Vulnerable
172
Not at Risk
1791

Condition Profile
Good
1279
Fair
671
Poor
68
Very Bad
24

Occupancy Profile
Fully Occupied
1638
Partly Occupied
68
Vacant
23
Structure
313

As the majority of the buildings in the sample are of this grade, the condition and risk profile of this group reflects that of the full stock very closely.

3.87% are considered to be at risk and a further 8.42% are vulnerable. Over one third of the buildings are in a fair, poor or very bad condition.

Occupancy levels are generally good, with well over 80% of the occupiable buildings currently fully occupied.

The CEF assessment of the group shows that the majority of the buildings are in a satisfactory condition. It further shows that a maintenance deficit on short-term works is present. This may have occurred as a result of a reduction in maintenance levels in recent times.

The defect distribution matrix shows that minor repairs are required for many of the building elements. Where minor defects do exist, there is evidence that these could be dealt with relatively easily in many cases.

Major repairs are required across all building elements, as are to a lesser degree replacements. This reflects the fact that this is a large group with a significant variation of type and use.

Given that this group represents the majority of the stock, it is not appropriate to try to recommend suitable action for these buildings in isolation. A better approach is to consider each of the building type groups, as the issues they face and potential solutions vary considerably.

Action Points

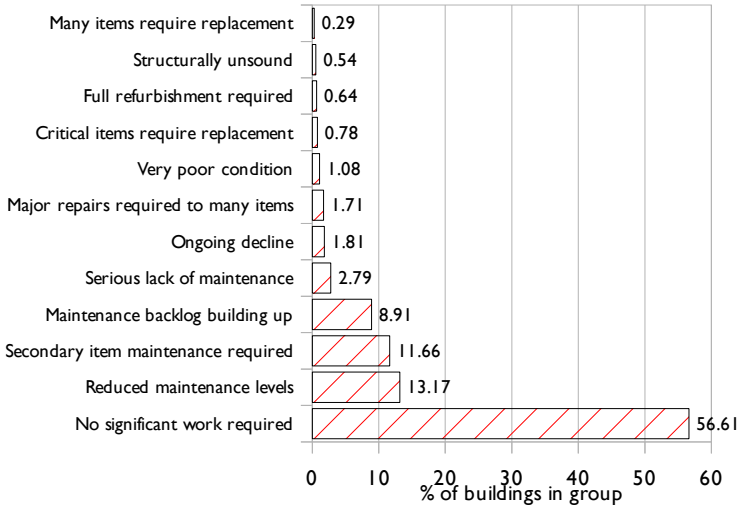
Identify Solutions

Appropriate solutions should be identified for halting the decline and improving the condition of buildings in this group according to their location and building type - a one size fits all plan will not be appropriate.

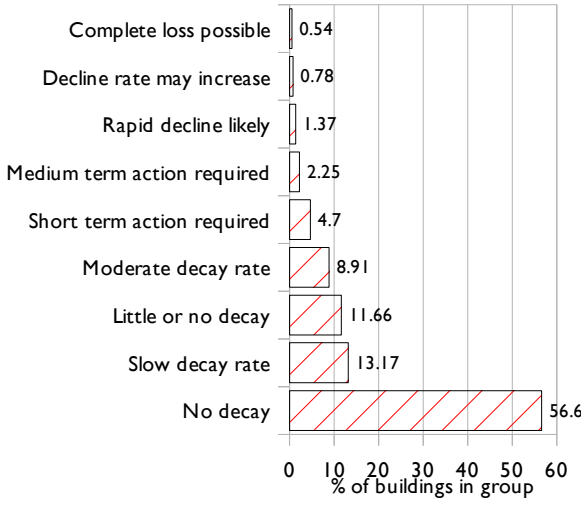
Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
II	100.00	1.18	0	2.69	3.87	8.42	32.52	55.19	87.71
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk									

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
II	62.63	32.86	3.33	1.18	80.22	3.33	1.13	15.33

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*90.45*	*91.24*	*65.45*	*85.55*	*85.71*	*82.34*	*87.09*	*80.00*	*92.47*	*73.71*	*92.89*	*87.38*	*89.68*	*72.75*	*93.75*	*34.35*	*88.73*	*85.71*
Minor Repairs Needed	8.52	7.83	24.24	13.84	12.78	15.21	8.60	16.84	7.14	23.56	3.77	10.31	9.46	21.76	6.25	50.38	11.27	14.29
Major Repairs Needed	0.63	0.58	7.88	0.60	1.50	1.62	2.76	2.54	0.30	1.64	1.40	1.39	0.86	4.71	0.00	13.74	0.00	0.00
Replacement Needed	0.40	0.35	2.42	0.00	0.00	0.84	1.54	0.61	0.10	1.09	1.95	0.93	0.00	1.18	0.00	1.53	0.00	0.00
SHADED – significant issue for group																		

73 Grade II Buildings

7 3 Grade II Buildings

Forming a majority of the sample group, Grade II buildings need to be further sub-divided in accordance with their location and type to enable action plans to be put in place

Comments regarding building type profiling and defect ranking are not given at this point. Instead, attention is drawn to the section of the report dealing with the full sample of the buildings.

Risk Assessment by Building Type

Building Type	% of type At Risk	Building Type	% of type Vulnerable	Building Type	% of type Not at Risk
Process	100	Water Building	100	Civic	100
Vacant	52.2	Boundary	48.9	Decorative	100
Street Furniture	40	Process	39.1	Educational	100
Other	32.4	Transport	35.1	Religious	100
Transport	16.7	Garden Building	30	Domestic	98.1
Agricultural	10.8	Monument	28.6	Commercial	96.3
Boundary	9.2	Other	23.8	Outbuilding	87.1
Monument	6.4	Ancillary	20	Ancillary	80
Outbuilding	5.4	Street Furniture	17.6	Agricultural	75.4
Commercial	4.7	Agricultural	15.5	Garden Building	70
Domestic	0.7	Outbuilding	8.2	Monument	66.1
Ancillary	0.3	Commercial	3	Vacant	60
Civic	0	Domestic	1.7	Other	59.5
Decorative	0	Civic	0	Transport	54.1
Educational	0	Decorative	0	Street Furniture	50
Garden Building	0	Educational	0	Boundary	44.7
Religious	0	Religious	0	Process	8.7
Water Building	0	Vacant	0	Water Building	0

Reducing proportion of building type at risk >

Reducing proportion of buildings vulnerable >

Reducing proportion of buildings not at risk >

Defect Group Ranking

No Work Required		Minor Repairs Needed		Major Repairs Needed		Replacement Needed	
Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action	Defect Group	% needing action
Roof & Upper Parts	87.01	Secondary Items	27.23	Secondary Items	5.95	Windows & Doors	1.2
Main Walls	86.31	Windows & Doors	12.26	Main Walls	1.95	Secondary Items	0.92
Windows & Doors	85.11	Roof & Upper Parts	11.49	Windows & Doors	1.42	Main Walls	0.8
Secondary Items	65.9	Main Walls	10.94	Roof & Upper Parts	1.06	Roof & Upper Parts	0.45

73 Grade II Buildings

8.1 Agricultural Buildings

Buildings currently predominantly in agricultural use. Excludes buildings which were once used for agricultural purposes, but which have now lost that use.

Examples are barns, byres, other animal accommodation and general farm buildings. This group does not include farmhouses

9.46%
at risk

73.7%
in fair, poor or very bad condition

21.6%
vacant or partly occupied

Numerical Summary

Risk Profile
At Risk
14
Vulnerable
22
Not at Risk
112

Condition Profile
Good
39
Fair
88
Poor
18
Very Bad
3

Occupancy Profile
Fully Occupied
116
Partly Occupied
23
Vacant
9
Structure
0

[1] Approximately 6.6% of the sample buildings are in regular agricultural use

[2] There has been general reliance on the 'curtlage' principle for defining which buildings are listed. This approach causes great confusion among owners and occupiers.

[3] In general, farmers are unlikely to change patterns of use without good reason, which can result in a building's condition deteriorating to a large extent whilst still in use. Once the tipping point is reached it may be very difficult to make a case for retention.

In terms of the total number of listed buildings in the sample agricultural buildings do not comprise a very significant proportion[1]. However, within certain communities, particularly in rural areas, they are much more significant in proportion.

In carrying out the survey groups of listed agricultural buildings were divided up to allow a separate survey for each[2].

The greatest threat facing the majority of agricultural buildings comes from changes in the viability of certain farming practices and changes in the way that farm work is carried out.

During the field inspections, the general desire to retain buildings, wherever possible, has been a common factor among owners and users. There is of course a general frustration in the unsuitability of the buildings.

The majority of the buildings are currently fully occupied and less than 2% are vacant. Over time, the level of occupancy is likely to reduce further as more and more changes in farming practices come on stream[3]. This, coupled with the tightening of economic conditions, will impose further considerable pressures on maintenance.

The CEF analysis for the group shows that, in general, deep-set structural problems are not an issue. Instead, a lack of routine maintenance has led to a general decline in overall condition.

In addition to the 9.46% of buildings which are currently at risk, a further 14.86% are in a vulnerable condition. There is a case to argue that attention should be paid particularly to those buildings within the vulnerable group as often buildings are arranged in a collection. As a further building within the collection declines in condition, the overall viability of the group may be threatened.

The defect distribution matrix confirms the lack of any routine maintenance. In general, minor repairs are now required for almost all building elements and this lack of maintenance has led to the onset of some more significant structural defects. Major repairs are required to a significant proportion of external timbers, and in particular defects in rainwater goods will begin to have a disproportionate effect on the overall building condition.

The agricultural buildings within the stock form a very important part of the vernacular architecture of the national park Particular solutions to enable their use to continue in an economic manner are needed.

Action Points

Maintain Use

Ensure that continuing use of the buildings is promoted wherever possible. A flexible approach to use of adjacent buildings perhaps of lesser importance may be needed to further encourage this.

Promote Maintenance

Carrying out regular maintenance should be promoted on a nationwide basis. The majority of users of these buildings are aware of the importance of this. They may not, however, generally give it a high priority. Promotion could have a positive effect in this area.

Community Schemes

Agricultural communities are often tight-knit. This is a factor which can be used to advantage in the promotion of community or area-based schemes. Following analysis of each particular area the key defects can be identified. Partnership schemes may then be possible to allow these defects to be rectified and prevent further more significant damage to buildings.

Development Considerations

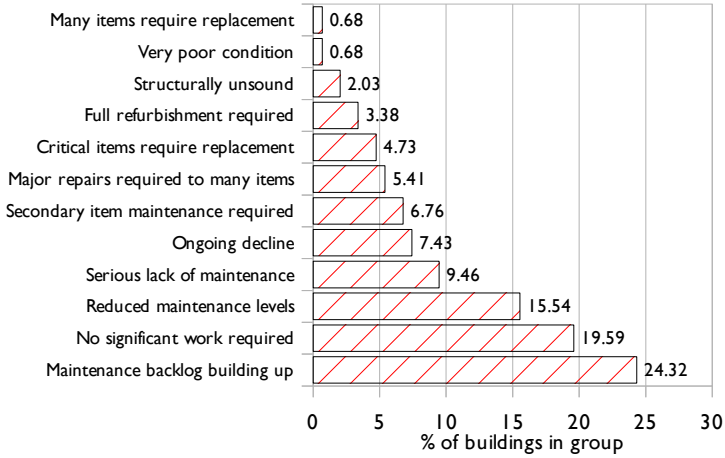
The future use of agricultural buildings, either as part of a farmstead or individually, needs to be considered with a degree of flexibility.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0.68	0	0	0	0	0	0	100	0
II*	3.38	0	0	20	20	0	40	40	80
II	95.95	2.11	0	7.04	9.15	15.49	50	25.35	75.35
All	**100.00**	**2.03**	**0**	**7.43**	**9.46**	**14.86**	**49.32**	**26.35**	**75.67**

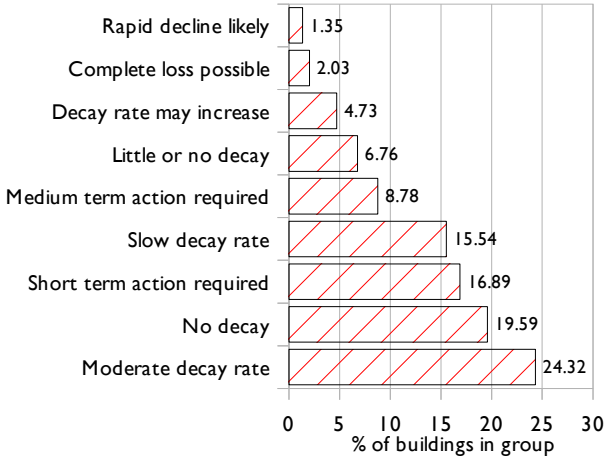
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	100	0	0	0	100	0	0	0
II*	40	40	20	0	80	0	20	0
II	25.35	60.56	11.97	2.11	78.11	16.2	5.63	0
All	**26.35**	**59.46**	**12.16**	**2.03**	**78.38**	**15.54**	**6.08**	**0**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*68.24*	*70.95*	*100.0*	*43.75*	*50.00*	*44.12*	*70.92*	*50.00*	*66.67*	*26.36*	*43.52*	*34.69*	*33.33*	*0.00*	*0.00*	*0.00*	*100.0*	*0.00*
Minor Repairs Needed	25.00	21.62	0.00	37.50	31.25	39.71	22.70	46.38	22.20	53.64	28.70	51.02	0.00	*50.00*	0.00	25.00	0.00	0.00
Major Repairs Needed	4.73	5.41	0.00	18.75	18.75	11.03	5.67	2.17	11.11	8.18	12.96	6.80	66.67	*33.33*	0.00	75.00	0.00	0.00
Replacement Needed	2.03	2.03	0.00	0.00	0.00	5.15	0.71	1.45	0.00	11.82	14.81	7.48	0.00	*16.67*	0.00	0.00	0.00	0.00

SHADED – significant issue for group

81 Agricultural Buildings

8 2 Boundary Structures

Buildings and structures related to boundaries and enclosures.

Walls, gates, gate piers, railings and similar features make up this group

9.43%
at risk
49.06%
vulnerable
60.38%
in fair, poor or very bad condition

Numerical Summary

Risk Profile
At Risk
5
Vulnerable
26
Not at Risk
22

Condition Profile
Good
21
Fair
27
Poor
5
Very Bad
0

Occupancy Profile
Fully Occupied
1
Partly Occupied
1
Vacant
0
Structure
51

This is in many ways the most complex group in terms of its condition and risk status.

Observation of the CEF analysis shows that only 35% of the buildings require no action. However, this still shows that with adequate maintenance these buildings are capable of being kept in an acceptable condition.

The distribution also suggests that these buildings have always been considered a lower priority in terms of maintenance expenditure. This has over time led to the current situation. This may follow from a falling off in maintenance standards over recent times, possibly due to budgetary pressures in publicly owned structures or a general restricting of expenditure to core buildings.

There is also a section of the group which has seen very little attention for a considerable period. In these cases, breaking down of bedding joint mortar and rusting of metal features are widespread. It is clear that those buildings in this third group have little status or relevance at the current time.

66% of the buildings within the group are walls of one type or another. These range from short boundary walls to the front of domestic properties to extremely extensive estate walls. Additionally, many churchyard walls are listed.

The next most common type within the group is gates, closely followed by gate piers.

In general, even when maintenance levels have been allowed to fall back the work required to the metallic elements is not too severe. However, in many cases, significant attention is now required to the boundary walls themselves[1].

Given the extent of some of the walling[2] it may not be practical to carry out works to the degree which would be desired. It may therefore be appropriate to target certain of the more important sections to ensure that these significant features are not lost.

Often, maintenance to boundary features comes low on the list of priorities of building owners and occupiers[3]. This is an area where significant assistance may be needed to ensure that more features are not lost.

The nature of the boundary structures is such that, whilst the rate of decay may initially be slow, a single defect can result in structural failure. There are also safety implications, as people and vehicles may pass close to the boundary structures. This is an area which perhaps requires further attention.

Action Points

Prioritise Action
It may not be reasonable to require action to all of the larger boundary features. A phased programme of works may be appropriate, with the most significant features dealt with first

Offer Assistance
The nature of the features and their lack of direct usefulness means that action in terms of assistance may be needed, if meaningful work is to be carried out.

Safety Audit
The location of some boundary features is such that they could compromise the safety of adjacent land users, if no repair work is carried out. The often fragile nature of the building means that little warning may be given of a collapse. Close inspections should be carried out as part of an effective risk assessment.

Community Action
There may be scope for getting the local community involved in the upkeep of some features, particularly where these are of a simple construction or are particularly visible within an area.

[1] Particular attention is often required to the tops of the walls – work here in the short term will prevent much more significant damage over time

[2] Some of the larger estate walls may be very long with very poor access in some cases

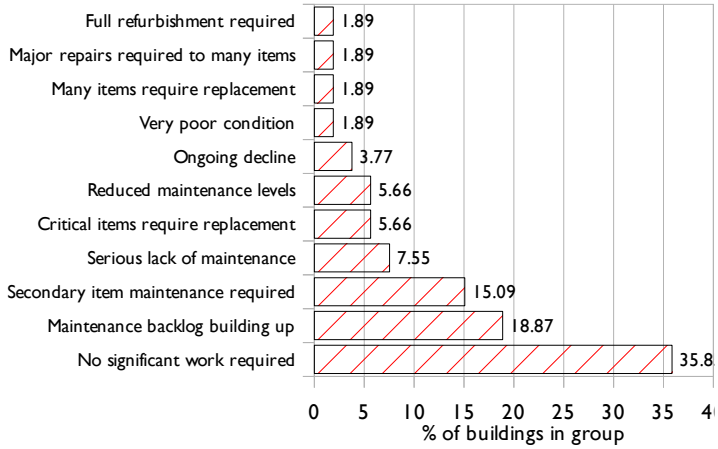
[3] In cases where gates have been sold with gate lodges the gates and walls may form a disproportionate part of the new property. This can lead to problems with ongoing maintenance

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0	0	0	0	0	0	0	0	0
II*	11.32	0	0	33.33	33.33	50	16.67	0	16.67
II	88.68	0	0	6.38	6.38	48.94	44.68	0	44.68
All	**100.00**	**0**	**0**	**9.43**	**9.43**	**49.06**	**41.51**	**0**	**41.51**

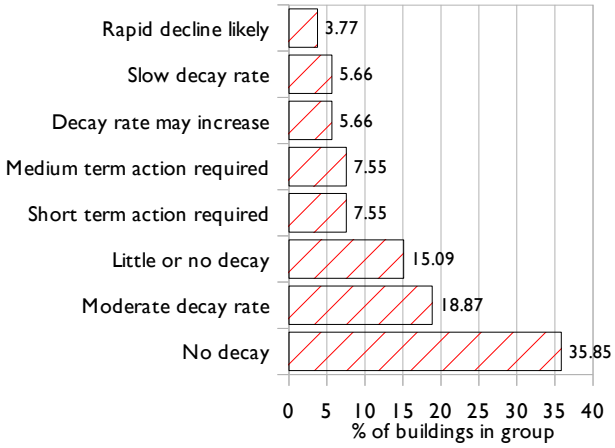
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	0	0	0	0	0	0
II*	16.67	50	33.33	0	0	16.67	0	83.33
II	42.55	51.05	6.38	0	2.13	0	0	97.87
All	**39.62**	**50.94**	**9.43**	**0**	**1.89**	**1.89**	**0**	**96.23**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*100.0*	*100.0*	*50.00*	*0.00*	*0.00*	*0.00*	*75.51*	*61.36*	*66.67*	*0.00*	*0.00*	*0.00*	*0.00*	*43.75*	*0.00*	*46.15*	*82.61*	*85.71*
Minor Repairs Needed	0.00	0.00	50.00	0.00	0.00	0.00	14.29	34.09	33.33	100.0	100.0	100.0	*0.00*	56.25	*0.00*	50.00	17.39	14.29
Major Repairs Needed	0.00	0.00	0.00	0.00	0.00	0.00	10.20	4.55	0.00	0.00	0.00	0.00	*0.00*	0.00	*0.00*	3.85	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	0.00	*0.00*	0.00	0.00	0.00

SHADED – significant issue for group

82 Boundary Structures

8 3 Civic Buildings

Public buildings or structures of a variety of uses but normally relating to public administration or gathering.

Town and village halls and other non-religious public halls are in this group, as are buildings such as libraries, police stations and market halls.

100%
are not at risk

100%
are fully occupied

50%
are in a good conditions

Numerical Summary

Risk Profile
At Risk
0
Vulnerable
0
Not at Risk
10

Condition Profile
Good
5
Fair
5
Poor
0
Very Bad
0

Occupancy Profile
Fully Occupied
10
Partly Occupied
0
Vacant
0
Structure
0

[1] The defect distribution shows classic signs of an initial cutting back of maintenance. This will merely put off costs to a future point.

[2] Some of the buildings have complex roofs with internal rainwater goods. These may be difficult to inspect, but disproportionate damage can be caused by defects in these items.

Historically, these buildings have been well maintained. Their high status in communities and their public ownership have meant that defects were generally picked up and dealt with.

That said, there is now evidence that economic pressures over recent years have resulted in a reduction in routine maintenance[1]. This, coupled with the relatively complex form of some of the buildings in the group, means that problems may be being stored up for the future.

The CEF analysis clearly shows that there are no significant widespread structural problems or long-term maintenance deficits. It equally clearly shows that while many of the buildings are in a better condition than the stock overall, regular routine maintenance is beginning to fall back.

Significant work is now required to elements such as chimneys, window frames and wall pointing. This would tend to confirm that both decorative frequency and maintenance inspection frequency have reduced.

The type of defects present within the group is such that will lead to further problems over time[2]. Early attention to these matters, particularly in the case of the decoration of window frames, will cut the long-term cost of repair.

As with all buildings, constant use is one of the most important factors in maintaining condition. Although at present all buildings in the group are fully occupied any redevelopment plans under consideration for property portfolios within public use should take account of the fact that maintenance costs will rise steeply, if historic civic buildings are left vacant or underutilised. Unless an acceptable new use is available within the short term, relocation, away from such buildings needs to be considered very carefully.

Action Points

Regular Inspection & Maintenance

Regular maintenance inspections should be carried out to all parts of the buildings. Minor defects should be rectified as quickly as possible.

Maintain Utilisation Levels

Buildings should be maintained as fully occupied as possible. Any relocation plans should ensure that utilisation levels are kept high for as long as possible and that new uses commence with the minimum of delay.

Suitability of New Uses

The burden of maintaining large civic buildings should not be underestimated. Any new use which may be considered should take account of this. Careful assessment of both the use and the user should be carried out to ensure that adequate maintenance levels will continue in the future.

Setting an Example

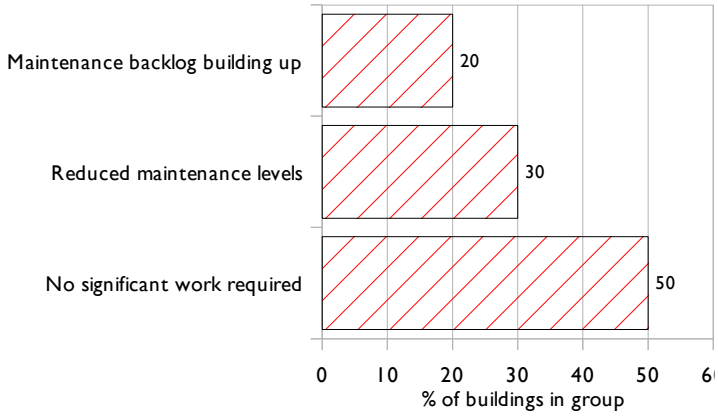
The adequate maintenance of civic buildings provides an excellent example of best practice in the field of historic conservation. A much more positive response is likely to be achieved from other building owners, if those under local authority control are in a good condition.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0	0	0	0	0	0	0	0	0
II*	30	0	0	0	0	0	0	100	100
II	70	0	0	0	0	0	71.43	28.57	100
All	**100.00**	**0**	**0**	**0**	**0**	**0**	**50**	**50**	**100**

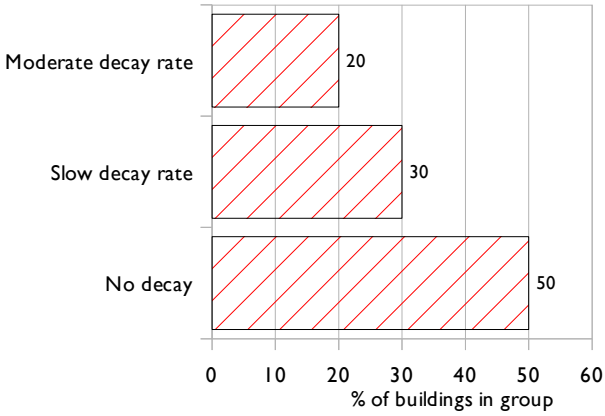
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	0	0	0	0	0	0
II*	100	0	0	0	100	0	0	0
II	28.57	71.43	0	0	100	0	0	0
All	**50**	**50**	**0**	**0**	**100**	**0**	**0**	**0**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*100.0*	*90.00*	*0.00*	*83.33*	*100.0*	*70.00*	*100.0*	*85.71*	*80.00*	*60.00*	*100.0*	*100.0*	*100.0*	*100.0*	*0.00*	*0.00*	*100.0*	*100.0*
Minor Repairs Needed	0.00	10.00	0.00	16.67	0.00	30.00	0.00	14.29	20.00	40.00	0.00	0.00	0.00	0.00	*0.00*	100.0	0.00	0.00
Major Repairs Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	0.00	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	0.00	0.00	0.00

SHADED – significant issue for group

83 Civic Buildings

8 4 Commercial Buildings

Buildings seeing regular commercial use as active trading locations.

Typical examples include shops, offices, restaurants, hotels and telephone call boxes.

0.71%
at risk

35.71%
in fair, poor or very bad condition

91.43%
fully occupied

Numerical Summary

Risk Profile
At Risk
1
Vulnerable
4
Not at Risk
135

Condition Profile
Good
90
Fair
49
Poor
1
Very Bad
0

Occupancy Profile
Fully Occupied
128
Partly Occupied
1
Vacant
1
Structure
10

[1] By far the largest part of the group is public houses.

[2] Approximately 35% of the shops are vacant or partly occupied and over 15% are vulnerable

[3] This decline is visible in many town centres and will tend to spread to other properties over time as levels of business reduce.

This is a significant group of buildings comprising 140 separate strucutres[1].

The buildings vary widely in type, but all see some kind of regular trading activity.

In general, the CEF assessment would tend to suggest that the buildings are in a better condition than the stock as a whole. Given the public-facing nature of many of them this can be understood. However, the nature of the buildings and restrictions to full access may have led to a slight under-reporting of defects to hidden parts.

Both the risk and vulnerability levels within this group are low. That said, only 64.3% are considered to be in a good condition. It follows from this, therefore, that in many locations levels of maintenance are less than optimum. This may reflect, in part, the difficult trading conditions in some areas.

Of all the buildings in the group risk levels appear to be highest in telephone call boxes. This is a building type which has seen significant reductions in maintenance in recent times.

In recent times, an increase in the level of vulnerability, almost certainly following from a reduction in maintenance standards, has been noticed in the large stock of traditional telephone call boxes.

The risk and vulnerability profiles of the buildings in this group vary considerably with their type.

Given the diverse nature of buildings in the group each sub-group is best looked at in isolation.
That said, the data shown in the tables with regard to condition and defects is broadly appropriate to the full group.

Action Points

Group Repair Schemes

For each commercial core an appropriate management plan should be developed. This should take account of a detailed analysis of the existing defects and the likely threats. Following this, assistance should be put in place to allow action priorities to be dealt with.

Full Use Target

For those buildings with part occupancy, particularly in upper levels, initiatives should be put in place to encourage full occupation.

Developmental Considerations

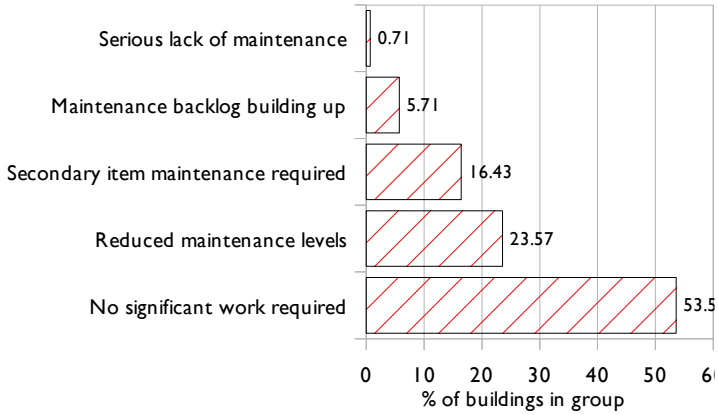
There is little doubt that the most effective way of ensuring the long-term condition of commercial buildings is to ensure a high level of economic activity. Local area-wide development plans should take full account of the need to maintain this viability within the existing commercial core. A lessening of this viability, due to a relocation of the commercial core via new development will have an adverse effect on the condition of the existing commercial building stock.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0	0	0	0	0	0	0	0	0
II*	3.57	0	0	0	0	0	40	60	100
II	96.43	0	0	0.74	0.74	2.96	37.04	59.26	96.3
All	**100.00**	**0**	**0**	**0.71**	**0.71**	**2.86**	**37.14**	**59.29**	**96.43**

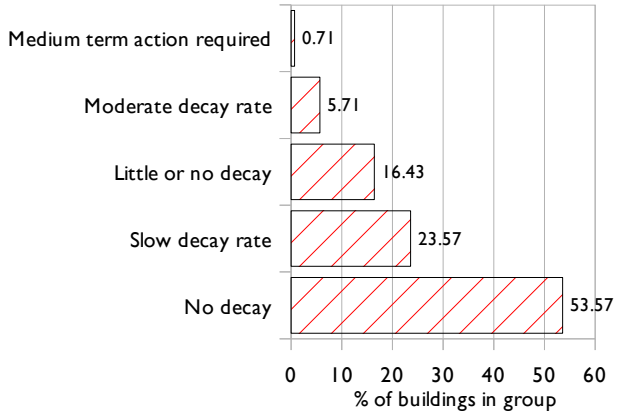
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	0	0	0	0	0	0
II*	60	40	0	0	100	0	0	0
II	64.44	34.81	0.74	0	91.11	0.74	0.74	7.41
All	**64.29**	**35**	**0.71**	**0**	**91.43**	**0.71**	**0.71**	**7.14**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*97.14*	*96.15*	*57.14*	*75.44*	*67.74*	*83.72*	*98.08*	*92.86*	*95.24*	*76.98*	*98.56*	*95.71*	*90.62*	*88.24*	*92.86*	*50.00*	*0.00*	*100.0*
Minor Repairs Needed	2.86	3.85	42.86	23.68	29.03	16.28	1.92	7.14	4.76	22.30	0.72	4.29	9.37	11.76	7.14	25.00	0.00	0.00
Major Repairs Needed	0.00	0.00	0.00	0.88	3.23	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

SHADED – significant issue for group

84 Commercial Buildings

8 5 Domestic Buildings

Buildings which provide domestic living accommodation as their most significant use.

Examples of this type of building include houses, farmhouses, terraced houses and cottages, together with country houses, vicarages and gate lodges, where these are now predominantly domestic in nature.

0.31%
at risk
97.52%
fully occupied
74.22%
in a good condition

Numerical Summary

Risk Profile
At Risk
4
Vulnerable
21
Not at Risk
1263

Condition Profile
Good
956
Fair
327
Poor
5
Very Bad
0

Occupancy Profile
Fully Occupied
1256
Partly Occupied
21
Vacant
8
Structure
3

This is the largest single group of buildings within the stock as a whole, but it should not be assumed that it can be considered as a homogeneous group. Consisting of a wide range of building types and sizes from small single-storey cottages to large country houses, this group does in many ways form a microcosm of the listed building stock as a whole.

It can be seen from the statistics that occupancy levels are high, but again that is not to say that all parts of all buildings are occupied at an optimum level. Indeed, in many cases, some of the larger farmhouses and medium to large country houses have relatively low levels of occupancy.

Given the size of this group it is difficult to give generalised statements, although it would appear that the condition and maintenance levels are good. This masks the fact that some buildings are seeing little or no maintenance, while others are being looked after to a very high standard. Additionally, the mere fact that the building is being lived in does not mean it is in a good or even acceptable condition.

Over 20% of the window frames to domestic buildings need redecoration, over 10% of all rainwater goods need attention, and over 25% of architectural details need work.

Within the group as a whole particular building types stand out as varying from the general pattern.

Farmhouses
0.00% - at risk
3.47% - vulnerable
5.2% - partly occupied or vacant

As was the case with agricultural buildings, maintenance levels and occupancy levels of agricultural dwellings are lower than would be expected. That said, the levels of risk in this group are much lower than is the case in other parts of the UK. The tenanted nature of many of these buildings may have a part to play in this.

Country Houses
5.6% - at risk
0.00% - vulnerable
22.2% - poor or very bad condition

The stock of country houses is not without its problems, with risk levels being much higher than those for more modest houses. Many estates struggle to manage the ongoing and ever-increasing maintenance costs and over time a more flexible approach to secondary uses may be essential in all but a few cases.

Action Points

Target Action
Action should be targeted into those sections of the group with the most significant problems. These are farmhouses and. to a lesser extent, country houses.

Education & Promotion
Promote regular repair of building elements with particular attention to rainwater goods, chimneys, flashings and window frames.

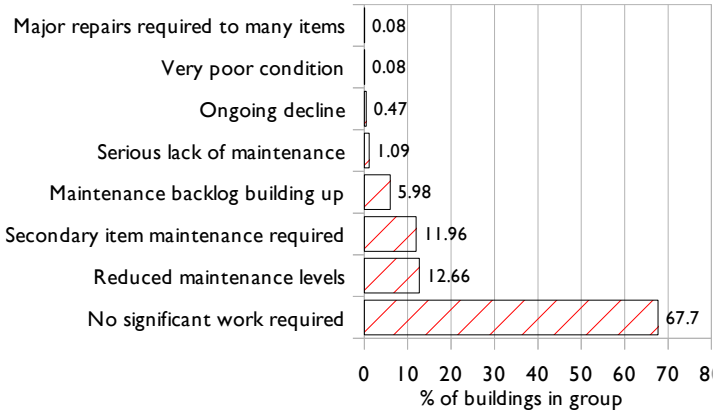
Appropriate Materials
The use of appropriate materials in all repair work should be encouraged. Of all the building types this group is most likely to suffer from the use of non-original materials such as plastic windows and doors.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	1.24	0	0	6.25	6.25	0	0	93.75	93.75
II*	6.21	0	0	0	0	1.25	21.25	77.5	98.75
II	92.55	0	0	0.25	0.25	1.68	24.58	73.49	98.07
All	**100.00**	**0**	**0**	**0.31**	**0.31**	**1.63**	**24.07**	**73.99**	**98.06**

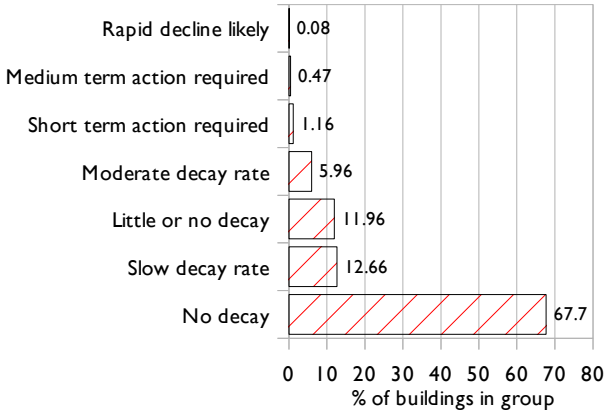
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	93.75	0	6.25	0	93.75	6.25	0	0
II*	77.5	22.5	0	0	98.75	1.25	0	0
II	73.74	25.92	0.34	0	97.48	1.59	0.67	0.25
All	**74.22**	**25.39**	**0.39**	**0**	**97.52**	**1.63**	**0.62**	**0.23**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof &Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*94.41*	*95.81*	*83.33*	*87.99*	*94.04*	*88.42*	*99.14*	*96.03*	*93.33*	*79.11*	*98.37*	*95.56*	*89.27*	*75.00*	*99.99*	*36.92*	*91.11*	*88.89*
Minor Repairs Needed	5.44	4.04	16.67	12.01	5.96	11.19	0.69	3.97	6.44	20.50	1.40	4.13	10.24	25.00	0.00	58.46	9.89	11.11
Major Repairs Needed	0.16	0.16	0.00	0.00	0.00	0.31	0.17	0.00	0.23	0.31	0.16	0.23	0.49	0.00	0.00	4.62	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.00	0.08	0.80	0.80	0.00	0.00	0.00	0.00	0.00	0.00

SHADED – significant issue for group

85 Domestic Buildings

8 6 Garden Buildings

Buildings located in formal gardens.

Typical examples of buildings in this group are summerhouses, gazebos, walls, terraces and seats

0.00%
at risk

46.15%
in fair, poor or very bad conditions

30.77%
vulnerable

Numerical Summary

Risk Profile
At Risk
0
Vulnerable
4
Not at Risk
9

Condition Profile
Good
7
Fair
5
Poor
1
Very Bad
0

Occupancy Profile
Fully Occupied
8
Partly Occupied
0
Vacant
1
Structure
4

The CEF analysis for these buildings show that they appear to fall into two categories. Firstly, there are those buildings and structures which are receiving regular attention. These are generally in a satisfactory condition and are not at risk.

The second group of buildings and structures are those which have seen little attention or maintenance for a considerable period. These represent the buildings which are considered to be vulnerable and they are such that, without attention in the short to medium term, further decay will occur which may lead to a number of them becoming at risk.

The buildings form an important part of the landscape in which they are set and their maintenance and development need to be considered in conjunction with this.

Minor repairs are needed for many of the elements which would require regular attention

Action Points

Landscape Plan

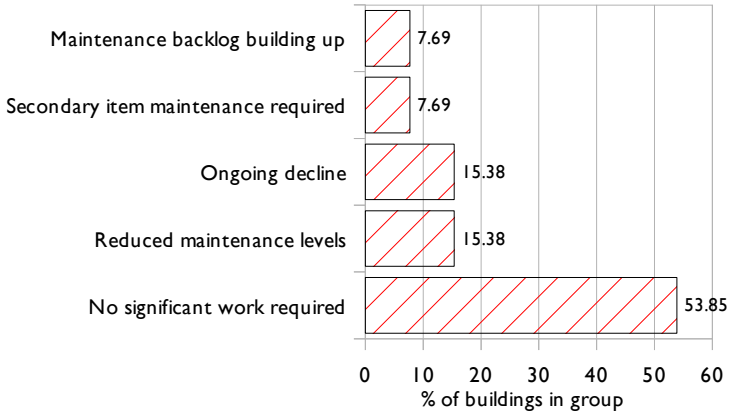
Wherever possible, the buildings should be considered in conjunction with the landscape in which they are set. Management plans should be put in place which take account of this. In isolation, repair to the buildings is unlikely to provide a long-term solution.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0	0	0	0	0	0	0	0	0
II*	23.08	0	0	0	0	33.33	33.33	33.33	66.66
II	76.92	0	0	0	0	30	30	40	70
All	**100.00**	**0**	**0**	**0**	**0**	**30.77**	**30.77**	**38.46**	**69.23**

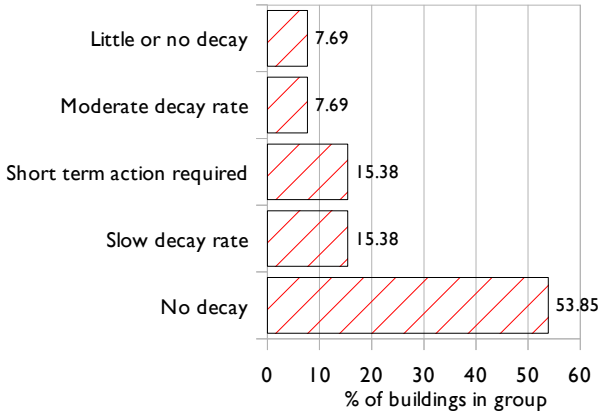
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	0	0	0	0	0	0
II*	66.67	33.33	0	0	33.33	0	0	66.67
II	50	40	10	0	70	0	10	20
All	**53.85**	**38.46**	**7.69**	**0**	**61.54**	**0**	**7.69**	**30.77**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*75.00*	*75.00*	*0.00*	*50.00*	*0.00*	*50.00*	*100.0*	*83.33*	*100.0*	*71.43*	*100.0*	*75.00*	*0.00*	*0.00*	*0.00*	*50.00*	*100.0*	*100.0*
Minor Repairs Needed	16.67	16.67	100.0	0.00	0.00	50.00	0.00	16.67	0.00	28.57	0.00	25.00	0.00	100.0	*0.00*	25.00	0.00	0.00
Major Repairs Needed	8.33	8.33	0.00	50.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	25.00	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	0.00	0.00	0.00

SHADED – significant issue for group

86 Garden Buildings

8 7 Monuments

A wide range of commemorative structures are included in this group, for example tombstones, war memorials, statues and churchyard items such as sundials and crosses.

4.69%
at risk

8.3%
tombstones at risk

31.25%
in fair, poor or very bad condition

Numerical Summary

Risk Profile
At Risk
3
Vulnerable
17
Not at Risk
44

Condition Profile
Good
44
Fair
17
Poor
1
Very Bad
2

Occupancy Profile
Fully Occupied
0
Partly Occupied
0
Vacant
0
Structure
64

Structures included within this group tend to be simple in nature. While this means they can be easy to maintain, it also implies that a small defect can give rise to major problems[1].

Many of the monuments, particularly those in churchyards, are of considerable age and have been attacked by the elements over very many years, leading to an ongoing but relatively slow degradation.

Levels of risk and vulnerability within the group are higher than for the full stock. Given the nature of the structures, it must be accepted that there are some for which there is little positive action that can be carried out.

That said, the more complex monumental structures, for example table tombs and railed enclosures, can benefit from regular maintenance and, in general, the indications are that this has not been provided at a consistent level for some time[2].

The CEF analysis for the group clearly shows two opposing stories. Firstly, there are a significant number of monuments which are in a satisfactory condition and require no attention at the present time. These tend to relate to public monuments. Secondly, there is a proportion of the stock, which is in a very poor condition, having seen no maintenance for a very considerable period. In general, these comprise churchyard monuments.[3]

In some cases, even when the principal monument is in adequate condition, the miscellaneous walls gates and railings require attention. The defect distribution matrix shows that, for example, 33.33% of the secondary walls require minor repairs.

Due to the simple nature of the structures total collapse can occur once the tipping point is reached and, whilst the main monument as noted above may be acceptable, degradation of the secondary features could compromise it over time.

Action Points

Churchyard Monuments

Churchyard monuments are in a particularly poor condition (8.3% are at risk and a further 30.6% are vulnerable). They provide an important part of the setting of religious buildings and action plans are needed, if widespread losses are not to occur in the short to medium term.

[1] For example loss of support to a churchyard cross can lead to its failure.

[2] Ownership and maintenance responsibility may be an issue in the case of some monuments.

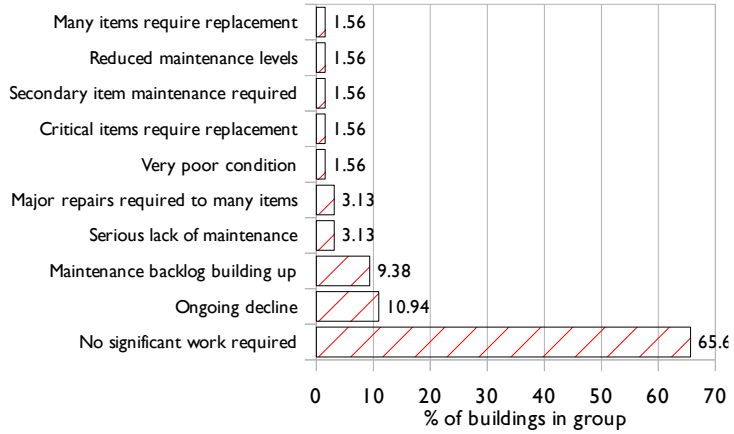
[3] The defects within churchyard monuments fall into two categories. Firstly, the general degradation due to attack by the elements and, secondly for the more complex structures, structural failure as a result of the breaking down of the building materials

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0	0	0	0	0	0	0	0	0
II*	12.5	0	0	0	0	12.5	87.5	0	87.5
II	87.5	3.57	0	1.79	5.36	28.57	66.07	0	66.07
All	**100.00**	**3.13**	**0**	**1.56**	**3.13**	**26.56**	**68.75**	**0**	**68.75**

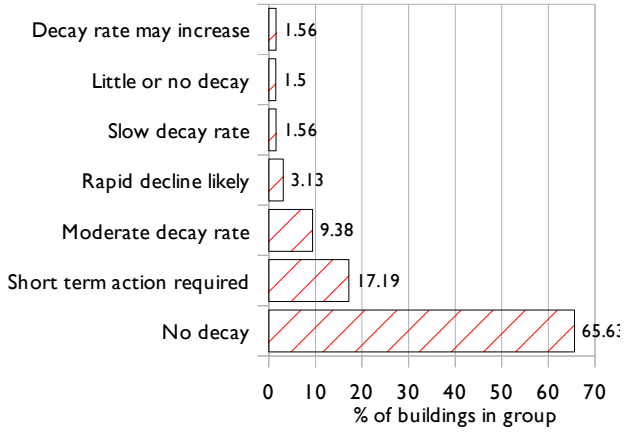
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	0	0	0	0	0	0
II*	87.5	12.5	0	0	0	0	0	100
II	66.07	28.57	1.79	3.57	0	0	0	100
All	**68.75**	**26.56**	**1.56**	**3.13**	**0**	**0**	**0**	**100**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*50.00*	*0.00*	*50.00*	*0.00*	*0.00*	*0.00*	*76.69*	*71.43*	*0.00*	*100.0*	*100.0*	*100.0*	*0.00*	*80.43*	*0.00*	*50.00*	*0.00*	*100.0*
Minor Repairs Needed	0.00	100.0	50.00	0.00	*0.00*	0.00	15.63	25.71	0.00	0.00	0.00	0.00	*0.00*	17.39	*0.00*	33.33	0.00	0.00
Major Repairs Needed	50.00	0.00	0.00	0.00	*0.00*	0.00	3.13	2.86	0.00	0.00	0.00	0.00	*0.00*	2.17	*0.00*	16.67	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	*0.00*	0.00	1.56	0.00	0.00	0.00	0.00	0.00	*0.00*	0.00	*0.00*	0.00	0.00	0.00

SHADED – significant issue for group

87 Monuments

8 8 Outbuildings

A wide range of secondary buildings associated with other more substantial properties. This group also includes former agricultural buildings now in alternative use.

Buildings in the group include barns (not seeing agricultural use), garages and stables

5.11%
at risk
7.95%
vulnerable
11.93%
partly occupied or vacant

Numerical Summary

Risk Profile
At Risk
9
Vulnerable
14
Not at Risk
153

Condition Profile
Good
76
Fair
87
Poor
12
Very Bad
1

Occupancy Profile
Fully Occupied
155
Partly Occupied
18
Vacant
3
Structure
0

This is a large and considerably varied group of buildings. In some cases the buildings were originally used for purposes other than at the current time. For example, in rural areas many farms have been taken out of agricultural use, and the former farm buildings now comprise outbuildings associated with a purely residential property[1].

Only 43.18% are considered to be in a good condition. This points to the secondary nature of the buildings and the fact that, where funds are limited, maintenance budgets are concentrated elsewhere.

The CEF analysis for the group is somewhat unusual, being one of the 'flattest' encountered[2]. This confirms a wide range of issues faced by the buildings.

These include lack of maintenance over the short to medium term.

Significant levels of minor repairs are needed in many building elements. Particular action is needed with regard to roof and upper parts, wall pointing, window frames and ancillary items.

Levels of occupancy within the group are lower than would be wished[3]. Just under 11.93% are partly occupied or vacant. It is clear from looking at the buildings that as the level of use reduces so does the level of maintenance.

In many ways all the building types considered in this group present particular challenges. The current condition profile of the buildings is such that almost all of them require at least some investment. However, due to their secondary nature, this is often very difficult to justify.

There may be opportunities to link refurbishment of the buildings with the development of adjacent structures, or it may be appropriate to be more flexible in terms of the ongoing use types.

Without action in the relatively short term it is clear that the condition of these buildings will continue to deteriorate. This will, initially, lead to an increase in the proportion considered to be vulnerable.

Action Points

Prioritise Action

It may not be possible to carry out maintenance works to all buildings. Those considered to be most important should be prioritised for action. Failure to do this will lead to the further decay of buildings.

Development Considerations

A flexible approach in terms of the ongoing use of the buildings may allow more of them to be retained. The trade-off between conserving the original building and preventing its total loss will need to be carefully balanced.

Wider Plan

Every effort should be made to encourage the ongoing use of the buildings. Provision of alternative accommodation within the vicinity may give rise to pressures to lower the level of use of the building to be preserved.

[1] In some cases this leads to an improvement in condition and use, but if conditions are poor development may be unattractive

[2] A flat CEF distribution is unusual and shows a long-term state of under maintenance

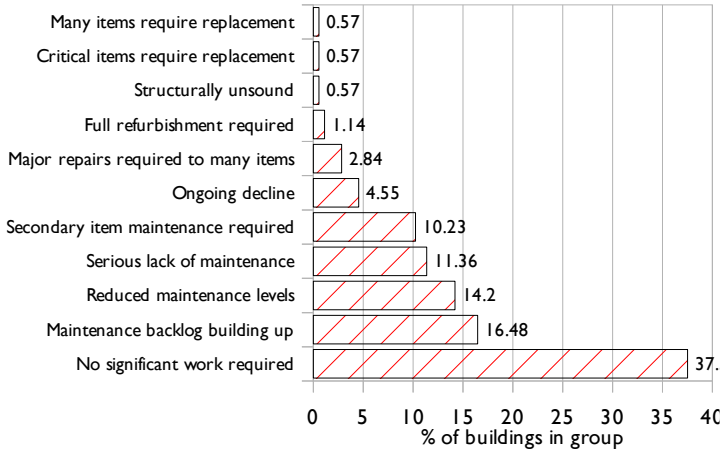
[3] Even those buildings which are fully occupied see a low intensity of use in many cases.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0	0	0	0	0	0	0	0	0
II*	3.41	0	0	16.67	16.67	0	16.67	66.67	83.34
II	96.59	0.59	0	4.12	4.71	8.24	44.71	42.35	87.06
All	**100.00**	**0.57**	**0**	**4.55**	**5.12**	**7.95**	**43.75**	**43.18**	**86.93**

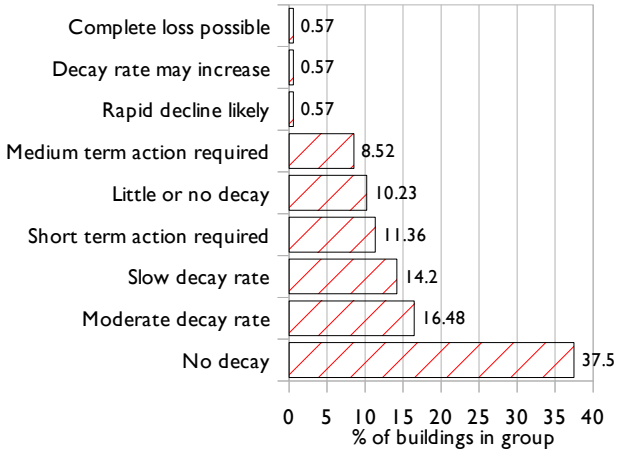
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	0	0	0	0	0	0
II*	66.67	16.67	16.67	0	83.33	0	16.67	0
II	42.35	50.59	6.47	0.59	88.24	10.59	1.18	0
All	**43.18**	**49.43**	**6.82**	**0.57**	**88.07**	**10.23**	**1.7**	**0**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*76.70*	*75.57*	*40.00*	*69.70*	*61.90*	*65.75*	*83.54*	*70.13*	*77.27*	*61.11*	*78.05*	*65.88*	*50.00*	*50.00*	*100.0*	*14.29*	*0.00*	*0.00*
Minor Repairs Needed	22.73	23.86	40.00	24.24	33.33	26.71	13.92	25.32	18.18	28.57	7.32	26.47	50.00	50.00	*0.00*	42.86	0.00	0.00
Major Repairs Needed	0.00	0.00	20.00	6.06	4.76	4.79	2.53	3.90	0.00	7.94	5.69	5.29	0.00	0.00	*0.00*	28.57	0.00	0.00
Replacement Needed	0.57	0.57	0.00	0.00	0.00	2.74	0.00	0.65	4.55	2.38	8.94	2.35	0.00	0.00	*0.00*	14.29	0.00	0.00

SHADED – significant issue for group

88 Outbuildings

8 9

Other Buildings

A range of buildings not fitting in with the general use groups

17.54%
at risk
19.30%
vulnerable
52.63%
partly occupied, vacant or structure

Numerical Summary

Risk Profile
At Risk
10
Vulnerable
11
Not at Risk
36

Condition Profile
Good
30
Fair
17
Poor
9
Very Bad
1

Occupancy Profile
Fully Occupied
27
Partly Occupied
3
Vacant
1
Structure
26

This is a considerably varied group of buildings and it includes buildings which do not easily fall into one of the more general use groups.

Given the diversity of the type of buildings, general comments may not be appropriate. That said, it can be seen that both levels of risk and vulnerability are high. This would suggest that each of the buildings in this group should be looked at individually in more detail.

The CEF analysis shows that there is a section of the group for which short-term action is required. These should therefore be dealt with initially.

Action Points

Prioritise Action

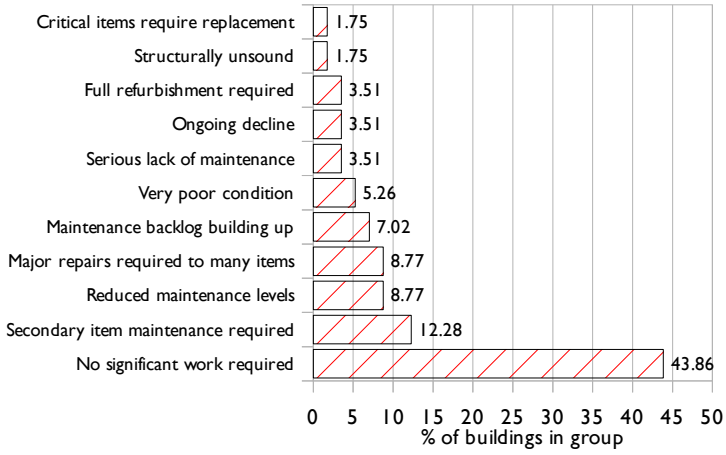
It may not be possible to carry out maintenance works to all buildings. Those considered to be most important should be prioritised for action. Failure to do this will lead to the loss of buildings.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	10.53	0	0	16.67	16.67	0	16.67	66.67	83.34
II*	15.79	0	0	22.22	22.22	11.11	33.33	33.33	66.66
II	73.68	2.38	0	14.29	16.67	23.81	23.81	35.71	59.52
All	**100.00**	**1.75**	**0**	**15.79**	**17.54**	**19.3**	**24.56**	**36.6**	**61.16**

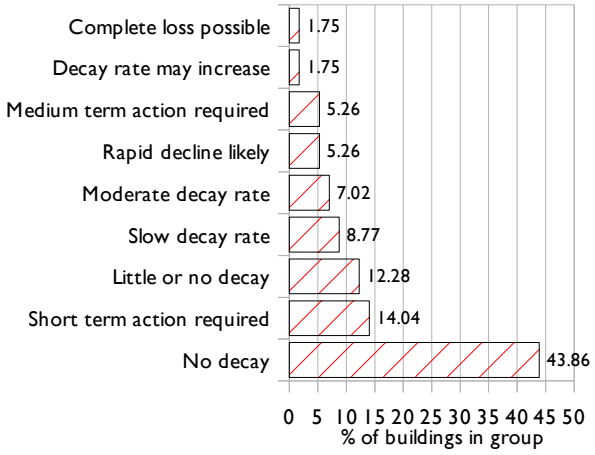
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	83.33	0	16.67	0	66.67	0	0	33.33
II*	44.44	33.33	22.22	0	55.56	0	11.11	33.33
II	50	33.33	14.29	2.38	42.86	7.14	0	50
All	**52.63**	**29.82**	**15.79**	**1.75**	**47.37**	**5.26**	**1.75**	**45.61**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*94.29*	*87.50*	*58.33*	*90.91*	*60.00*	*75.00*	*64.58*	*59.09*	*100.0*	*80.00*	*93.10*	*90.00*	*84.62*	*66.67*	*0.00*	*37.50*	*100.0*	*100.0*
Minor Repairs Needed	2.86	12.50	25.00	9.09	40.00	21.43	25.00	27.27	0.00	16.67	3.45	10.00	15.38	22.22	*0.00*	50.00	0.00	0.00
Major Repairs Needed	2.86	0.00	16.67	0.00	0.00	3.57	8.33	13.64	0.00	3.33	3.45	0.00	0.00	11.11	*0.00*	12.50	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	2.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	0.00	0.00	0.00

SHADED – significant issue for group

89 Other Buildings

8 10 Process Buildings

Buildings in this group were originally used for some type of processing. Over time this use may have stopped, but if no alternative use has been found they remain in this group.

Examples include limekilns and mills.

50%
at risk
37.5%
vulnerable
91.67%%
structures

Numerical Summary

Risk Profile
At Risk
12
Vulnerable
9
Not at Risk
3

Condition Profile
Good
1
Fair
11
Poor
12
Very Bad
0

Occupancy Profile
Fully Occupied
2
Partly Occupied
0
Vacant
0
Structure
22

The levels of risk and vulnerability in this group are very high. This reflects the fact that the structures in the group have, in many cases, been out of effective use for some time. Additionally, they are often located in remote locations, which means that they may receive little attention.

Often simple in nature, defects in elements can have a disproportionate effect on the overall stability of the structure and the CEF analysis shows that there are a number of buildings in this group which need action in the short term. Indeed, there are some which are currently unstable.

Prioritised action plans should be set out for the buildings in this group.

Action Points

Urgent Action

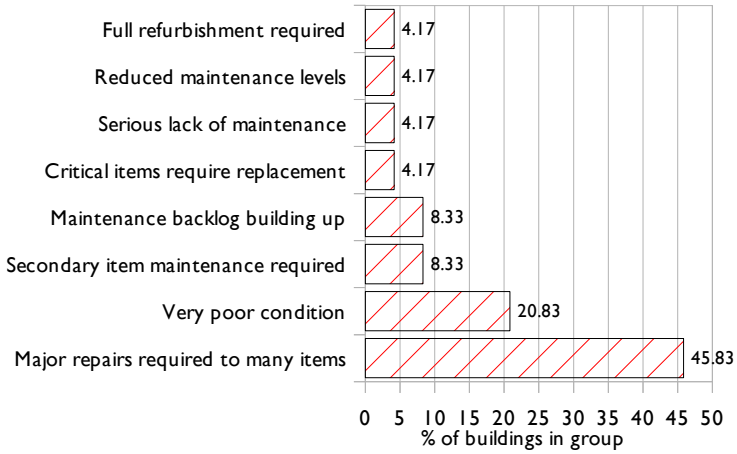
Urgent attention is now required to a number of the buildings in this group.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0	0	0	0	0	0	0	0	0
II*	4.17	0	0	0	0	0	100	0	0
II	95.83	0	0	52.17	52.17	39.13	8.7	0	8.7
All	**100.00**	**0**	**0**	**50**	**50**	**37.5**	**12.5**	**0**	**12.5**

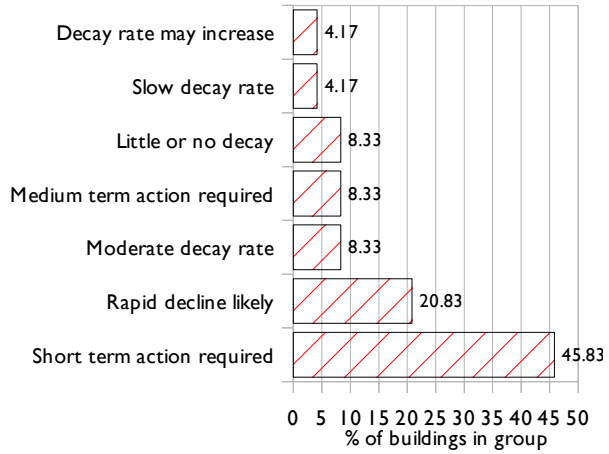
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	0	0	0	0	0	0
II*	0	100	0	0	100	0	0	0
II	4.35	43.48	52.17	0	4.35	0	0	95.65
All	**4.17**	**45.83**	**50**	**0**	**8.33**	**0**	**0**	**91.67**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*100.0*	*100.0*	*0.00*	*100.0*	*0.00*	*50.00*	*20.83*	*16.67*	*0.00*	*0.00*	*100.0*	*50.00*	*0.00*	*100.0*	*0.00*	*20.00*	*0.00*	*0.00*
Minor Repairs Needed	0.00	0.00	0.00	0.00	0.00	50.00	54.17	45.83	0.00	100.0	0.00	50.00	0.00	0.00	*0.00*	40.00	0.00	0.00
Major Repairs Needed	0.00	0.00	0.00	0.00	0.00	0.00	25.00	37.50	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	30.00	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	10.00	0.00	0.00

SHADED – significant issue for group

810 Process Buildings

8.11 Religious Buildings

Buildings structures for religious purposes and still generally used in this way. Former religious buildings now seeing alternative use are not included within this group

Examples of typical buildings include churches, chapels and, where appropriate, specific outbuildings and lychgates.

0.0%
at risk
0.0%
vulnerable
100%
fully occupied

Numerical Summary

Risk Profile
At Risk
0
Vulnerable
0
Not at Risk
78

Condition Profile
Good
60
Fair
18
Poor
0
Very Bad
0

Occupancy Profile
Fully Occupied
78
Partly Occupied
0
Vacant
0
Structure
0

This is a group of buildings with two main sub-groups. Firstly, there are the traditional churches and, secondly, there are a small number of more recently constructed chapels.

The condition profile for the two main segments of the group is quite different.

Churches
Good condition – 78.26%
Fair condition – 21.74%

Chapels
Good condition – 80.00%
Fair condition – 20.00%

The figures above clearly show that the profile for the two groups is similar, this is not generally the case in the UK as a whole.

Overall, the condition profile for this group would tend to suggest that there are few areas of concern. That said, in recent years, there does appear to have been a slight decrease in the general level of maintenance of religious buildings. Overall, the religious buildings in the national park appear to have continued to see reasonable levels of action. This should be continued to prevent a build-up of defects over time.

Action Points

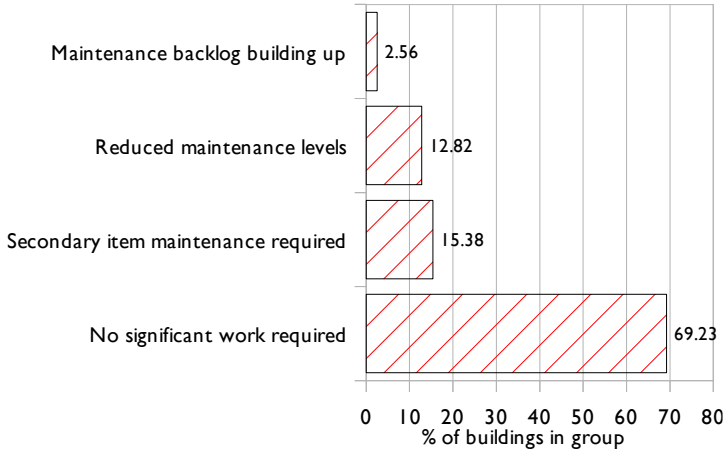
Regular Repair
Regular maintenance to those buildings in use needs to be carried out. Any tendency to reduce the level of regular work and replace it with larger schemes on a less frequent basis should be resisted

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	12.82	0	0	0	0	0	0	100	100
II*	28.21	0	0	0	0	0	18.18	81.82	100
II	58.97	0	0	0	0	0	30.43	69.57	100
All	**100.00**	**0**	**0**	**0**	**0**	**0**	**23.08**	**76.92**	**100**

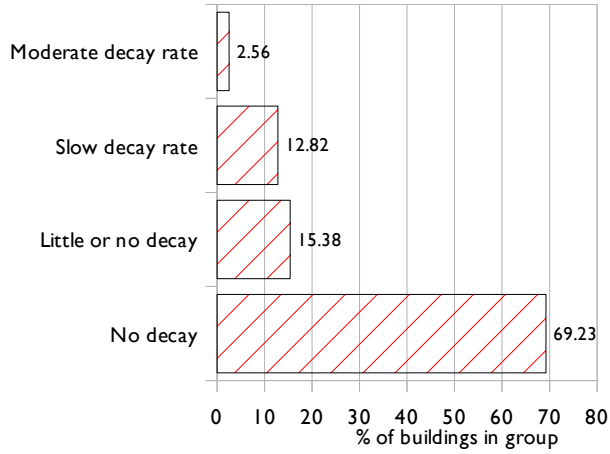
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	100	0	0	0	100	0	0	0
II*	81.82	18.18	0	0	100	0	0	0
II	69.57	30.43	0	0	100	0	0	0
All	**76.92**	**23.08**	**0**	**0**	**100**	**0**	**0**	**0**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*98.72*	*96.15*	*91.67*	*96.43*	*100.0*	*88.31*	*98.25*	*98.21*	*82.76*	*88.46*	*91.03*	*98.72*	*100.0*	*93.22*	*0.00*	*0.00*	*100.0*	*0.00*
Minor Repairs Needed	1.28	3.85	8.33	3.57	0.00	11.69	1.75	1.79	17.24	11.54	8.97	1.28	0.00	6.78	*0.00*	100.0	0.00	0.00
Major Repairs Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	0.00	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	0.00	0.00	0.00

SHADED – significant issue for group

811 Religious Buildings

8 12 Street Furniture

Buildings forming part of the street scape are located within this group. Typical examples include milestones, boundary markers and lamp standards.

32.35%
at risk
17.65%
vulnerable

Numerical Summary

Risk Profile
At Risk
11
Vulnerable
6
Not at Risk
17

Condition Profile
Good
17
Fair
6
Poor
2
Very Bad
9

Occupancy Profile
Fully Occupied
0
Partly Occupied
0
Vacant
0
Structure
34

This group of buildings forms an important, if overlooked, part of the street scape.

In general, the majority of items in the group comprise traditional stone and metal mile markers.

These tend to be in a reasonable condition in themselves. A major issue, however, is damage from highway maintenance and a lack of support due to the substance of the verges in which they are located.

Often over time they can become partly or totally covered by vegetation growth or a build-up of verge material. Many of those considered to be at risk may in actual fact still be in place, but simply not visible at the current time.

Little action is required at present, other than to ensure damage is not caused while maintaining the highway. Regular highway inspections should take account of the features and, where appropriate, they should be straightened or given adequate support when needed.

Many of the defects relate to secondary parts of the structures such as metal plates. There is also some evidence that there have been attempts, in some cases successful, to remove such elements of the structures.

Where repair action is required, this may often relate to ensuring that adequate support is given to the structures.

Action Points

Regular Inspections
Regular inspections of the structures should be carried out as part of the highways maintenance function.

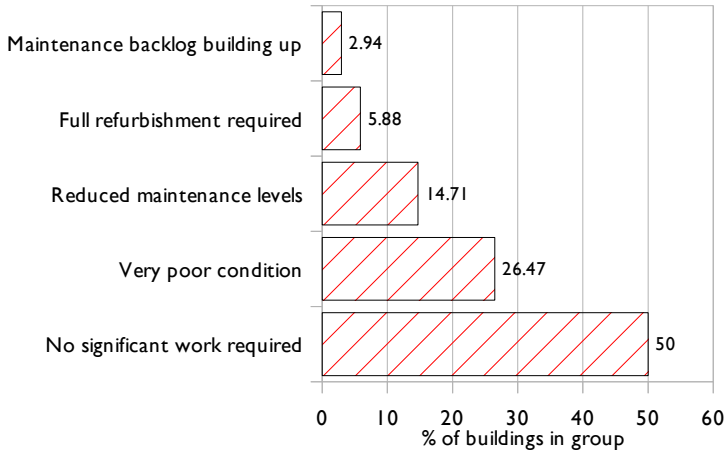
Adequate Support
During verge maintenance works, care should be taken not to cause damage and, where appropriate, additional support or strengthening of verges should be carried out.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0	0	0	0	0	0	0	0	0
II*	0	0	0	0	0	0	0	0	0
II	100	26.47	0	5.88	12.35	17.65	50	0	50
All	**100.00**	**26.47**	**0**	**5.88**	**12.35**	**17.65**	**50**	**0**	**50**

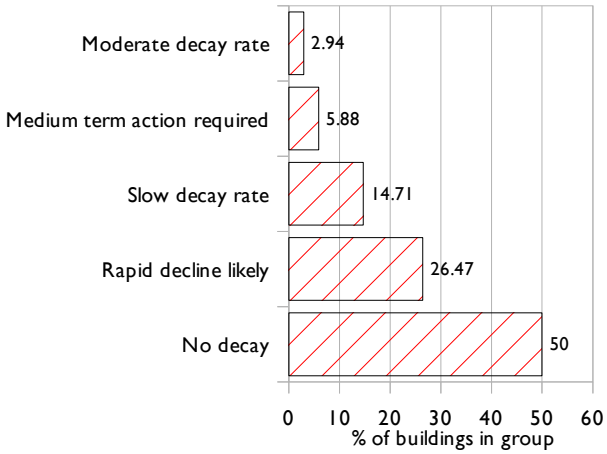
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	0	0	0	0	0	0
II*	0	0	0	0	0	0	0	0
II	50	17.65	5.88	26.47	0	0	0	100
All	**50**	**17.65**	**5.88**	**26.47**	**0**	**0**	**0**	**100**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*67.65*	*100.0*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*50.00*	*100.0*	*0.00*	*0.00*	*0.00*
Minor Repairs Needed	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	0.00	0.00	*0.00*	0.00	0.00	0.00	*0.00*	28.57	0.00	0.00	*0.00*	*0.00*
Major Repairs Needed	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	0.00	0.00	*0.00*	0.00	0.00	0.00	*0.00*	14.29	0.00	0.00	*0.00*	*0.00*
Replacement Needed	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	*0.00*	26.47	0.00	*0.00*	0.00	0.00	0.00	*0.00*	7.14	0.00	0.00	*0.00*	*0.00*

SHADED – significant issue for group

812 Street Furniture

8 13

Transport Buildings/Structures

Buildings and structures related to transport by water, rail or road, including those currently redundant, but having their last use related to such activities

Bridges and railway buildings are included in this group

10.43%
at risk
34.78%
vulnerable thee
100%
unoccupiable structures

Numerical Summary

Risk Profile
At Risk
12
Vulnerable
40
Not at Risk
63

Condition Profile
Good
63
Fair
40
Poor
8
Very Bad
4

Occupancy Profile
Fully Occupied
0
Partly Occupied
0
Vacant
0
Structure
115

The vast majority of buildings in this group are unoccupiable structures. In general, these comprise bridges or associated retaining walls.

The CEF profile for the group tends to suggest that maintenance levels have been reduced in recent times[1]. The principal structural elements of the bridges inspected appear to be generally satisfactory, but less attention has been paid to the parapets above road level and, in many cases, re-pointing or the re-seating of stonework is now required.

Recent flooding has caused very significant damage and, in some cases, total loss of some of the bridges. This will tend to skew the overall data but the underlying maintenance issues are appropriate in general.

[1] This would seem particularly to be the case in rural areas

Action Points

Masonry

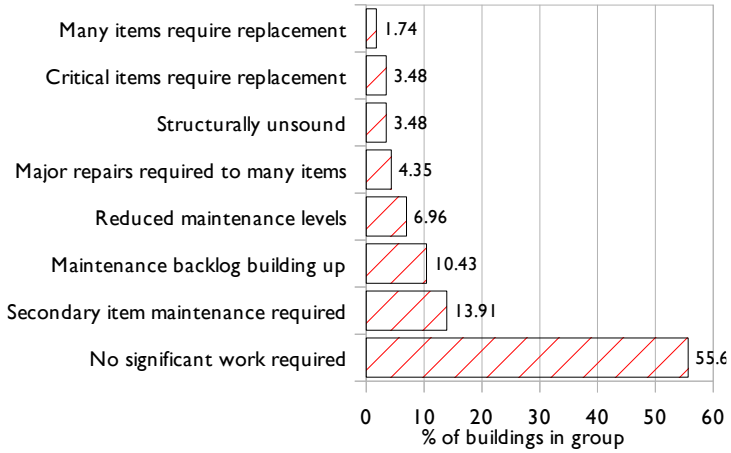
Attention should be paid to providing adequate repointing of masonry structures. Particular care is needed with regard to the parapets of the bridges.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0	0	0	0	0	0	0	0	0
II*	3.48	0	0	0	0	25	75	0	75
II	96.52	3.6	0	7.21	10.81	35.14	54.05	0	54.05
All	**100.00**	**3.48**	**0**	**6.96**	**10.44**	**34.78**	**54.78**	**0**	**54.78**

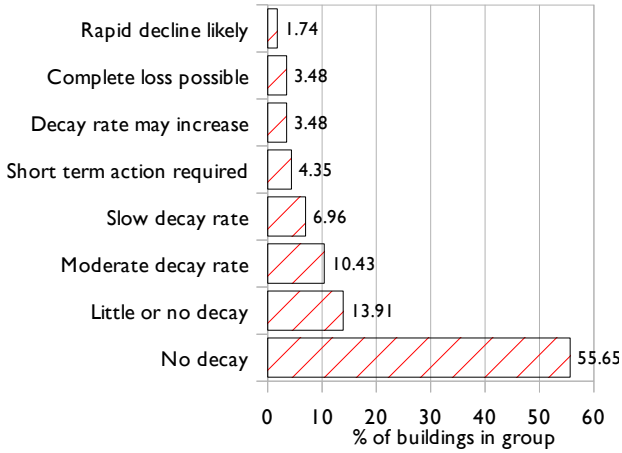
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	0	0	0	0	0	0	0
II*	75	25	0	0	0	0	0	100
II	54.05	35.14	7.21	3.6	0	0	0	100
All	**54.78**	**34.78**	**6.96**	**3.48**	**0**	**0**	**0**	**100**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*0.00*	*0.00*	*62.00*	*0.00*	*0.00*	*0.00*	*86.84*	*76.11*	*0.00*	*100.0*	*100.0*	*0.00*	*0.00*	*66.67*	*0.00*	*0.00*	*0.00*	*0.00*
Minor Repairs Needed	0.00	0.00	23.00	0.00	0.00	0.00	4.39	19.47	0.00	0.00	0.00	0.00	0.00	33.33	*0.00*	50.00	0.00	100.0
Major Repairs Needed	0.00	0.00	11.00	0.00	0.00	0.00	5.26	0.88	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	50.00	0.00	0.00
Replacement Needed	0.00	0.00	4.00	0.00	0.00	0.00	3.51	3.54	0.00	0.00	0.00	0.00	0.00	0.00	*0.00*	0.00	0.00	0.00

SHADED – significant issue for group

813 Transport Buildings

9 1 Allerdale

1.79%
at risk
6.44%
vulnerable
91.77%
not at risk

Numerical Summary

Risk Profile
At Risk
10
Vulnerable
36
Not at Risk
513

Condition Profile
Good
366
Fair
178
Poor
12
Very Bad
3

Occupancy Profile
Fully Occupied
489
Partly Occupied
20
Vacant
2
Structure
48

Overall, levels of risk and vulnerability for this part of the national park are lower than for the area as a whole.

Within the area the portion of buildings at risk in each parish varies considerably.

3.94% of the buildings are vacant or partly occupied.

Over 60% of the buildings in the group need significant action at the present time. Of those needing attention there are only a small number for which rapid action is required. It follows from this that a two-track approach for the area may be appropriate. On the one hand, rapid action can be carried out for the small group of buildings requiring it, but alongside this work to increase the awareness of the need for maintenance will be beneficial.

Given the difference in levels of risk and vulnerability in different parishes, a close assessment of the issues faced by each sub-area would be appropriate. In many cases, this may suggest results are skewed by a small number of problem buildings or structures.

Use Group Statistics

At Risk (highest 5)

Vacant	33.3%
Other	16.7%
Transport	9.1%
Boundary	7.7%
Agricultural	5.9%

Vulnerable (highest 5)

Water Building	100%
Vacant	66.7%
Street Furniture	50.0%
Monument	50.0%
Transport	40.9%

Geographic Trend

At Risk

Levels of risk tend to be higher towards the north-west of the area.

Vulnerability

Levels of vulnerability tend to be slightly higher towards the south-east of the area.

Key Rankings

Risk

1. Setmurthy	7.7%
2. Blindbothel	6.7%
3. Bassenthwaite	4.2%

Vulnerability

1. Setmurthy	23.1%
2. Borrowdale	16.3%
3. Bewaldeth	14.3%

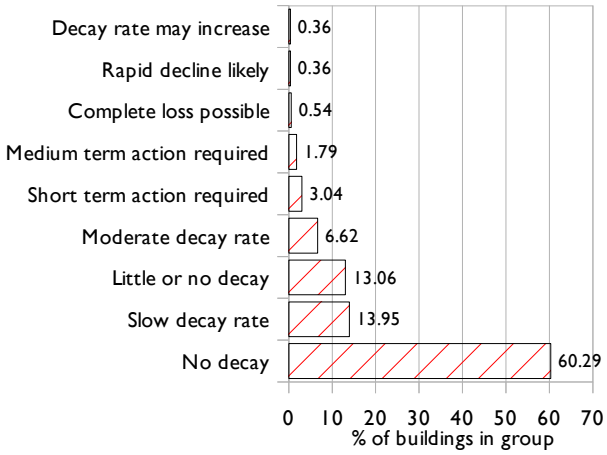
Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0.72	0	0	0	0	0	0	100	100
II*	2.15	0	0	0	0	25	8.33	66.67	75
II	97.14	0.55	0	1.29	1.84	6.08	31.68	60.41	92.09
All	**100.00**	**0.54**	**0**	**1.25**	**1.79**	**6.44**	**30.95**	**60.82**	**91.77**

1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	100	0	0	0	100	0	0	0
II*	66.67	33.33	0	0	75	16.67	0	8.33
II	65.19	32.04	2.21	0.55	87.66	3.31	0.37	8.66
All	**65.47**	**31.84**	**2.15**	**0.54**	**87.48**	**3.58**	**0.36**	**8.59**

CEF Defect Assessment

CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*92.82*	*92.56*	*63.16*	*89.18*	*84.62*	*83.60*	*91.43*	*87.45*	*91.23*	*74.43*	*95.01*	*88.67*	*88.03*	*79.49*	*100.0*	*47.49*	*85.00*	*100.0*
Minor Repairs Needed	6.80	7.05	31.58	10.82	15.38	14.62	5.71	9.59	8.19	24.12	3.33	9.57	11.11	20.51	0.00	42.86	15.00	0.00
Major Repairs Needed	0.19	0.20	0.00	0.00	0.00	1.38	2.14	1.85	0.29	1.25	0.83	1.76	0.85	0.00	0.00	9.52	0.00	0.00
Replacement Needed	0.19	0.20	5.26	0.00	0.00	0.40	0.71	1.11	0.29	0.21	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00

SHADED – significant issue for group

91 Allerdale

9 2 Copeland

5.88%
at risk
11.11%
vulnerable
83.01%
not at risk

Numerical Summary

Risk Profile
At Risk
9
Vulnerable
17
Not at Risk
127

Condition Profile
Good
83
Fair
60
Poor
9
Very Bad
1

Occupancy Profile
Fully Occupied
100
Partly Occupied
7
Vacant
4
Structure
42

Levels of risk and vulnerability in this area are higher than for the park in general. That said, the number of buildings in the area as a whole and in each of the parishes is relatively low. This means that a small number of problem buildings can have an adverse effect on the overall statistics.

Over 27% of the buildings in the group are unoccupiable structures and this has an effect on the overall risk profile.

That said, less than 50% of the buildings need no current action and of those requiring attention almost 20% need work in the short term or have a moderate decay rate.

From the above it can be seen that this is an area of the park requiring more in-depth assessment.

As with other areas of the park, general defects relate to a lack of maintenance over a fairly long time. This is now cause for some concern and action is required on an area-wide basis.

Use Group Statistics

At Risk (highest 5)

Process	50.0%
Other	50.0%
Agricultural	42.9%
Commercial	25.0%
Domestic	1.60%

Vulnerable (highest 5)

Boundary	71.4%
Transport	44.4%
Other	28.6%
Outbuilding	14.3%
Monument	8.3%

Geographic Trend

At Risk

Levels of risk tend to be higher towards the north-west of the area.

Vulnerability

Levels of vulnerability tend to be higher towards the east of the area.

Key Rankings

Risk

1. St Bridget Becker.	66.7%
2. Muncaster	20.0%
3. Millom Without	11.1%

Vulnerability

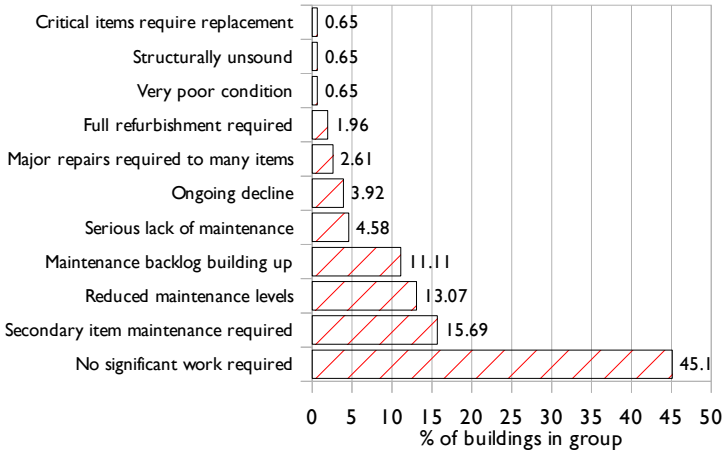
1. Lamplugh	50.0%
2. Millom Without	44.4%
3. Drigg & Carleton	25.0%

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	3.27	0	0	40	40	0	0	60	60
II*	12.42	0	0	5.26	5.26	10.53	36.84	47.37	84.21
II	84.31	0.7	0	3.88	4.58	11.63	48.06	35.66	83.72
All	**100.00**	**0.65**	**0**	**5.23**	**5.88**	**11.11**	**45.1**	**37.91**	**83.01**

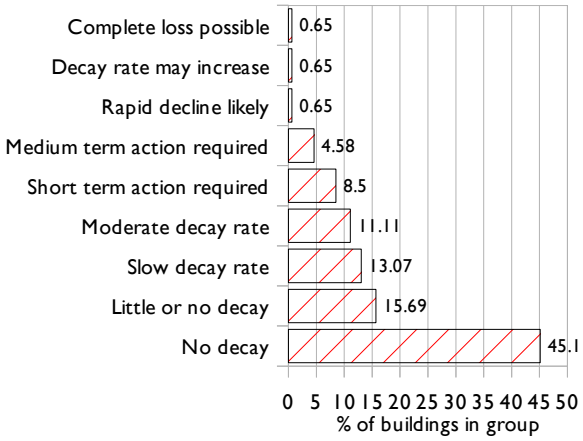
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	60	0	40	0	60	20	0	20
II*	52.63	42.11	5.26	0	78.95	0	0	21.05
II	54.26	40.31	4.65	0.78	63.57	4.65	3.1	28.68
All	**54.25**	**39.22**	**5.88**	**0.65**	**65.36**	**4.58**	**2.61**	**27.45**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	80.00	86.49	72.73	84.93	94.12	71.43	86.67	74.73	91.67	62.50	85.58	79.46	83.33	80.65	100.0	38.89	80.00	75.00
Minor Repairs Needed	18.26	12.61	22.73	15.07	5.88	22.86	10.48	21.98	6.67	28.85	5.77	15.18	16.67	16.13	0.00	44.44	20.00	25.00
Major Repairs Needed	1.74	0.90	4.55	0.00	0.00	4.76	1.90	3.30	1.67	5.77	1.92	2.68	0.00	0.00	0.00	11.11	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.95	0.95	0.00	0.00	2.88	6.73	2.68	0.00	3.23	0.00	5.56	0.00	0.00

SHADED – significant issue for group

92 Copeland

9 3 Eden

5.78%
at risk
10.28%
vulnerable
83.94%
not at risk

Numerical Summary

Risk Profile
At Risk
27
Vulnerable
48
Not at Risk
392

Condition Profile
Good
303
Fair
136
Poor
21
Very Bad
7

Occupancy Profile
Fully Occupied
346
Partly Occupied
20
Vacant
10
Structure
91

Levels of risk and vulnerability are higher in this area than across the park as a whole.

19.49% of the buildings are unoccupiable structures.

At the current time, over 60% of the buildings in the area need no significant action.

It follows from the above that there must be two sub-sets to the buildings in this area. On the one hand, many are in an acceptable condition and require no action, while at the same time there is a second group which appears to be distributed across the area which does need action.

Within this second group there is a proportion which needs action at the current time and a sub-group which, although declining, is doing so at a slower pace. Therefore, a two-stage approach would seem appropriate. Firstly, the buildings requiring action in the short term must be identified and dealt with. After this the more rapidly declining buildings should be dealt with followed by the buildings seeing a slow decay rate. Prioritised action will be required to ensure that action is provided in the best way to ensure the maximum improvement.

Use Group Statistics

At Risk (highest 5)

Process	66.7%
Vacant	50.0%
Other	33.3%
Street Furniture	33.3%
Boundary	25.0%

Vulnerable (highest 5)

Water Building	100%
Agricultural	35.3%
Boundary	33.3%
Monument	33.3%
Process	33.3%

Geographic Trend

At Risk

Levels of risk tend to be higher towards the south-east of the area.

Vulnerability

Levels of vulnerability tend to be higher towards the north of the area.

Key Rankings

Risk

1. Shap Rural	28.6%
2. Lowther	11.8%
3. Bampton	11.4%

Vulnerability

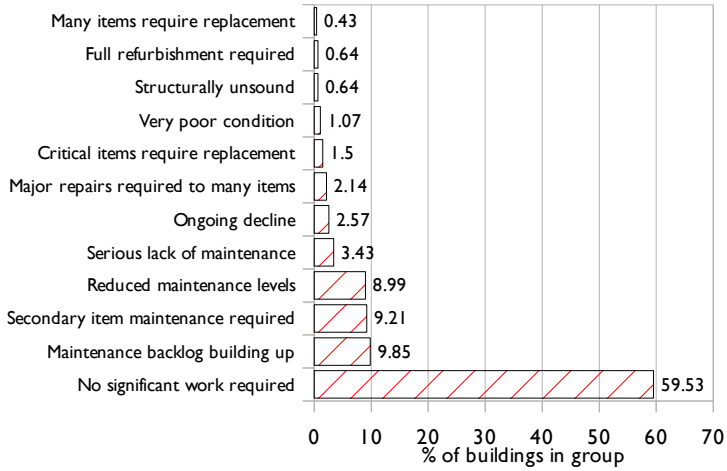
1. Martindale	25.0%
2. Barton	18.6%
3. Dacre	15.4%

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	1.71	0	0	0	0	0	0	100	100
II*	10.71	0	0	8	8	4	16	72	88
II	87.58	1.71	0	3.91	5.62	11.25	31.05	52.08	83.13
All	**100.00**	**1.5**	**0**	**4.28**	**5.78**	**10.28**	**28.91**	**55.03**	**83.94**

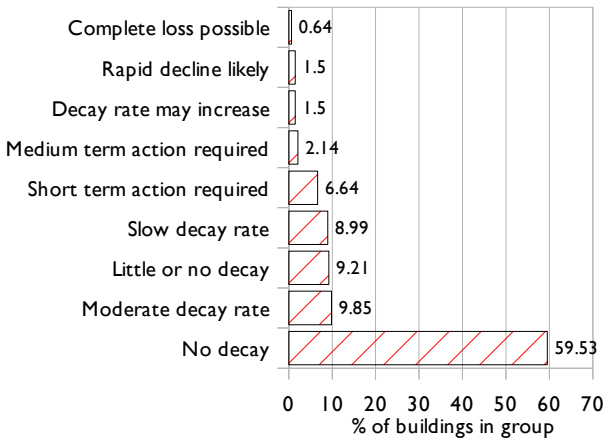
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	100	0	0	0	100	0	0	0
II*	80	12	8	0	80	2	4	14
II	62.35	31.78	4.16	1.71	72.86	4.65	1.96	20.54
All	**64.88**	**29.12**	**4.5**	**1.5**	**74.09**	**4.28**	**2.14**	**19.49**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*89.45*	*92.57*	*87.18*	*87.19*	*85.92*	*81.01*	*87.63*	*79.57*	*90.00*	*75.69*	*89.17*	*84.27*	*89.39*	*67.27*	*0.00*	*39.39*	*94.12*	*76.92*
Minor Repairs Needed	9.50	6.10	7.69	11.03	11.27	16.76	8.33	17.68	10.00	20.99	5.56	13.60	7.58	25.45	0.00	42.42	5.88	23.08
Major Repairs Needed	0.26	0.80	2.56	1.78	2.82	1.12	2.96	2.74	0.00	1.93	2.50	1.07	3.03	5.45	0.00	18.18	0.00	0.00
Replacement Needed	0.79	0.53	2.56	0.00	0.00	1.12	1.08	0.00	0.00	1.38	2.78	1.07	0.00	1.82	0.00	0.00	0.00	0.00

SHADED – significant issue for group

93 Eden

9 4 South Lakeland

3.89%
at risk
7.98%
vulnerable
88.13%
not at risk

Numerical Summary

Risk Profile
At Risk
41
Vulnerable
84
Not at Risk
928

Condition Profile
Good
667
Fair
339
Poor
34
Very Bad
13

Occupancy Profile
Fully Occupied
858
Partly Occupied
26
Vacant
11
Structure
158

This area of the park matches the overall profile for the park most closely. It is of course the largest group so this is to be expected. In some ways this highlights the diverse nature of sub-areas defined above and it shows that there are clear differences between them.

Levels of risk and vulnerability in the area are slightly lower than for the full park area.

Over half of the buildings need no significant action at the current time and of those which do need attention, under 10% need any rapid intervention.

Minor repair work is required across most building elements, but major work is generally limited to exposed area of buildings or exposed elements.

Use Group Statistics

At Risk (highest 5)

Street Furniture	50.0%
Process	43.8%
Vacant	25.0%
Transport	12.7%
Other	10.5%

Vulnerable (highest 5)

Water Building	100%
Boundary	66.7%
Garden Building	44.4%
Process	43.8%
Ancillary	40.0%

Geographic Trend

At Risk

Levels of risk tend to be higher towards the south of the area.

Vulnerability

Levels of vulnerability tend to be slightly higher towards the south-east of the area.

Key Rankings

Risk

1. Strickland Ketel	33.3%
2. Blawith	30.0%
3.Meathop & Ulpha	25.0%

Vulnerability

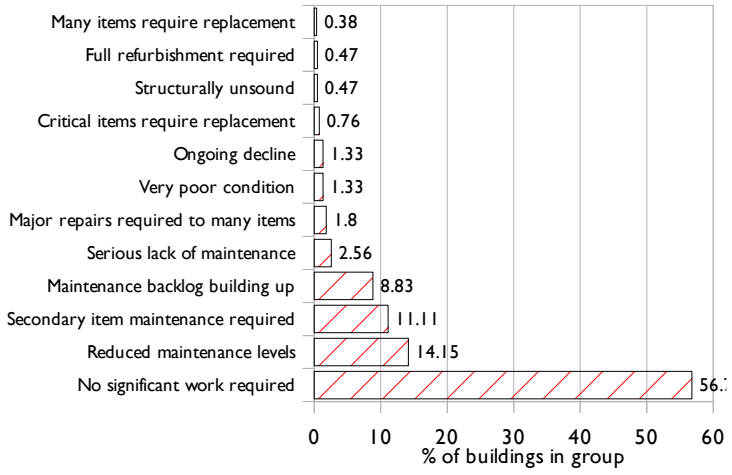
1.Whitwell & Selside	50.00%
2. Meathop & Ulpha	50.00%
3. Fawsett Forest	30.8%

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	11.52	0	0	0	0	0	6.25	93.75	100
II*	7.22	0	0	1.32	1.32	7.89	34.21	56.58	90.79
II	91.26	1.35	0	2.81	4.16	8.12	31.53	56.19	87.72
All	**100.00**	**1.23**	**0**	**2.66**	**3.89**	**7.98**	**31.34**	**56.79**	**88.13**

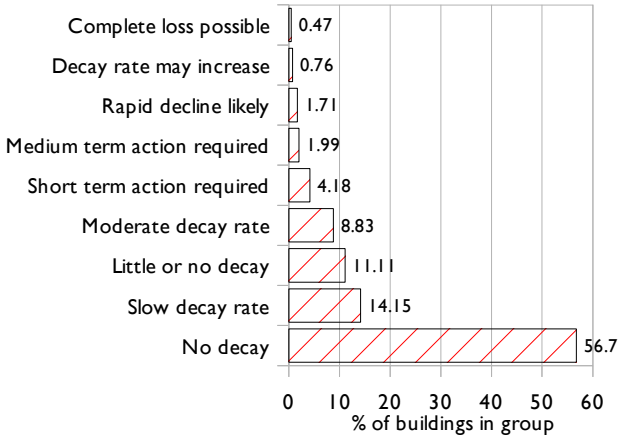
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	100	0	0	0	93.75	0	0	6.25
II*	67.11	31.58	1.32	0	80.26	1.32	2.63	15.79
II	62.43	32.78	3.43	1.35	81.37	2.6	0.94	15.09
All	**63.34**	**32.19**	**3.23**	**1.23**	**81.48**	**2.47**	**1.04**	**15**

CEF Defect Assessment



CEF Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Roof lights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Architectural Details	Shop Fronts	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*91.83*	*91.24*	*62.86*	*84.13*	*86.47*	*83.37*	*85.99*	*79.07*	*94.06*	*75.26*	*94.30*	*89.67*	*91.06*	*74.16*	*87.50*	*27.03*	*87.88*	*86.96*
Minor Repairs Needed	6.95	7.76	24.76	15.46	11.28	14.42	9.12	17.84	5.75	22.66	3.26	8.19	8.28	20.22	12.50	58.11	12.12	13.04
Major Repairs Needed	0.88	0.67	11.43	0.42	2.26	1.40	2.93	2.40	0.19	1.04	1.05	1.01	0.66	5.62	0.00	13.51	0.00	0.00
Replacement Needed	0.33	0.33	0.95	0.00	0.00	0.81	1.95	0.69	0.00	1.04	1.40	1.12	0.00	0.00	0.00	1.35	0.00	0.00

SHADED – significant issue for group

94 South Lakeland

APPENDIX B - Template to help you complete the relevant information

QUOTATION

Project Title: Listed Building Condition Survey

Name of Tenderer: …….

Address of Tenderer: ……

…….

…….

…….

……(Tenderer to insert name) hereby

submit our tender price of

£…….. (Full Condition Survey)

£…….. (Additional Curtilage assessment)

(Tenderer to insert prices) all in accordance with the submitted tender and corresponding documentation and terms and conditions contained therein.

Tenderer signature: ……

Print Name: ……

Position held: ……

COMPANY INFORMATION

Please provide the following information.

1. Name, address and Registered Number of the company.

2. Names and addresses of any sub-contractors to be engaged on the project.

3. Details of the company's Professional Indemnity Insurance cover. For this project we require this to be of at least £1,000,000

4. A summary of the company's approach to Health and Safety or copy of relevant Health and Safety Policies / Risk assessments as the appointed consultant will be undertaking engagement events and/or surveying and assessing sites.

DECLARATION OF NON-COLLUSION

To: Lake District National Park Authority

The essence of selective tendering is that the Authority shall receive bona fide competitive tenders from all firms tendering. In recognition of this principle, I/We certify that this is a bona fide tender, intended to be competitive and that I/We have not and will not (either personally or by anyone on my/our behalf):-

1) Fix or adjust the amount of the tender (or the rate and prices quoted) by agreement with any other person.

2) Communicate to anyone, other than the person calling for this tenders, the amount or approximate amount or terms of the proposed tender (except other than in confidence, where essential to obtain professional advice or insurance premium quotations required for the preparation of the tender).

3) Enter into any agreement or arrangement with any other person that he shall refrain from tendering or as to the amount or terms of any tenders to be submitted.

4) Canvass or solicit any member, officer or other employee of the Authority in connection with the award of this or any other Authority contract or tender.

5) Offer, give or agree to give any inducement or reward in respect of this or any other Authority contract or tender.

Signed (as in Tenders)
duly authorised to sign ……

For and behalf of ……..……..

Date ……..……..

REFERENCES

Potential suppliers are required to submit details of two organisations **where you have carried out similar works before**

This is so that references may be obtained.

Organisation Name	
Contact Name	
Address	
Telephone Number	
Estimated contract sum	£
Project description	

Organisation Name	
Contact Name	
Address	
Telephone Number	
Estimated contract sum	£
Project description	

RELEVANT EXPERIENCE

Please describe

METHODOLOGY AND UNDERSTANDING OF BREIF

Please describe

PROJECT TIMELINE

Please describe