thp buildings at risk

South Downs National Park
Listed Buildings & Conservation Areas

Buildings at Risk Survey 2012/13
Summary Report
April 2013

- Survey Background & Methodology
- Survey Sample & Development
- Full Sample Stock Summary
- Risk Category Summaries
- Building Occupancy
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- Use Type Summaries
- Geographic Sub-area Summaries
- Conservation Areas

The Handley Partnership

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Summary Report

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v1.0

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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 2012/13 South Downs 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.

The large area of the National Park has within it a number of discrete building styles. 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 10000 individual building inspections (over 5800 listed buildings and over 4400 unlisted buildings in conservation areas) have been carried out. Over 40300 roof and upper part elements, 28000 main wall elements, 31000 window & door elements and 1600 secondary items are included in the sample.

[2] 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 50,000 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
- rooflights/dormers
- rainwater goods

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

Main Walls
- structure & pointing
- rendering

Provides 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 provide 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 **HAA® (Historic Asset Assessment)** 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 HAA® 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.

HAA Assessment Graphs
In order to assist with the interpretation of the HAA scores, a range of typical assessment statements have been arrived at by looking at condition and 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, together with all unlisted buildings in rural conservation areas 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 5155 list entries and 4446 unlisted buildings were carried out. Where appropriate, list entries were divided up to allow a survey of each building within the entry. Overall, therefore, 10343 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 HAA 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 Stock Summary[LB]

The survey of listed buildings in the South Downs National Park was carried out during the winter of 2012/13. A wide range of condition and occupancy data was collected. Analysis of the full dataset allows an overview to be taken for the full authority area.

HAA Score (Average) **= 93.58**

1.48%
At Risk
4.56%
Vulnerable
93.96%
Not at Risk

Numerical Summary (Full Sample[LB])

Risk Profile
At Risk
86
Vulnerable
266
Not at Risk
5508

Condition Profile
Good
4055
Fair
1697
Poor
97
Very Bad
11

Occupancy Profile
Fully Occupied
5223
Partly Occupied
116
Vacant
73
Structure
448

NTMI Score
1.979[2]

1 Very small parish with very few listed buildings, not representative of the sample as a whole.

2 The NTMI score give a measure for the use of non-traditional materials in the buildings (e.g. plastic windows). A score of 1.979 suggests that at least 1.979% of of all buildings have some use on non-traditional materials.

Risk

Levels of risk within the individual parishes lie between 0.00% and 50.00%[1] and the average is 1.85% for the sample.

The buildings at risk fall into two groups. 12.8% are considered to be at grave risk, while 87.2% are in the least severe risk category.

The issues facing those buildings at risk appear to relate to a long-standing lack of maintenance or a number of secondary defects. It follows from this that even within this group there may be a number of buildings which could be recovered via a new use.

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

4.56% 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 and low levels of use typify 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 identifying 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 very low when compared to other UK areas, there is a need for more maintenance to, in particular, the secondary parts of buildings. It was found, for example, that 69.17% of the buildings were in a good condition needing no action. While this is an encouraging figure, it does suggest that 30.83% of the buildings need at least some action at the present time. Most of this action relates to buildings in fair condition. Only 1.86% 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, 96.5% 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 a 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.

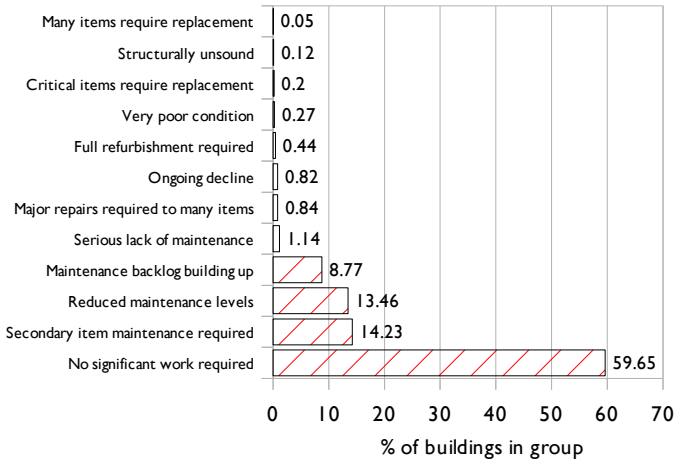
Very low levels of full replacements are needed in the stock. Those buildings requiring such action form those most severely at risk or, in the case of isolated defects, those most vulnerable. Analysis of the defect distribution is a valuable way to determine the most satisfactory course of action in 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	2.63	0.00	0.00	0.65	0.65	1.95	29.22	68.18	97.40
II*	3.96	0.00	0.00	1.29	1.29	3.02	23.28	72.41	95.69
II	93.41	0.20	0.00	1.32	1.52	4.69	29.79	64.00	93.79
All	**100.00**	**0.19**	**0.00**	**1.30**	**1.48**	**4.56**	**29.52**	**64.44**	**93.96**
		12.8	*0*	*87.2*			31.42	68.58	

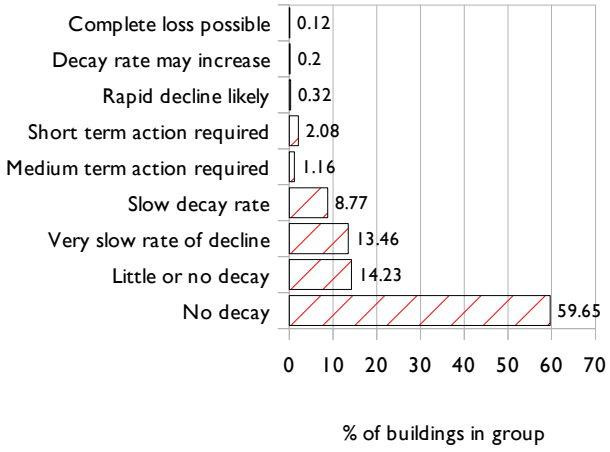
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	74.03	25.32	0.65	0.00	90.91	1.95	0.00	7.14
II*	73.71	25.00	1.29	0.00	92.67	4.74	0.86	1.72
II	68.84	29.24	1.72	0.20	88.91	1.88	1.30	7.91
All	**69.17**	**28.97**	**1.67**	**0.19**	**89.11**	**2.00**	**1.25**	**7.64**
					96.49	*2.16*	*1.35*	
						3.51		

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	89.13	94.95	86.49	91.12	78.34	86.88	96.21	93.17	86.65	78.05	96.91	90.82	90.21	73.58	76.49	58.04	88.28	84.25
Minor Repairs Needed	10.49	4.70	12.70	8.70	20.26	12.31	3.12	6.21	12.34	20.74	2.41	8.33	9.63	25.61	20.83	37.53	10.88	13.21
Major Repairs Needed	0.35	0.31	0.81	0.18	1.39	0.64	0.52	0.54	1.01	1.15	0.59	0.79	0.15	0.81	2.38	3.73	0.42	1.89
Replacement Needed	0.04	0.04	0.00	0.00	0.00	0.17	0.15	0.08	0.00	0.06	0.09	0.09	0.00	0.00	0.30	0.70	0.42	0.63

SHADED – significant issue for group

4

Full Stock Summary[LB]

Sub-Areas[1]

East Sussex
At Risk - 1.05%
Vulnerable - 4.01%
Not at Risk - 94.94%

West Sussex
At Risk - 1.53
Vulnerable - 4.09%
Not at Risk - 94.38%

Hampshire
At Risk - 1.57%
Vulnerable – 5.62%
Not at Risk – 92.81%

Arun District
At Risk – 1.18%
Vulnerable – 3.14%
Not at Risk – 95.69%

Chichester District
At Risk – 1.58%
Vulnerable – 4.28%
Not at Risk – 94.13%

E Hampshire District
At Risk – 1.71%
Vulnerable – 4.34%
Not at Risk – 93.95%

Horsham District
At Risk – 0.87%
Vulnerable – 3.06%
Not at Risk – 96.07%

Lewes District
At Risk – 1.06%
Vulnerable – 4.17%
Not at Risk – 94.76%

M Sussex District
At Risk – 1.39%
Vulnerable – 2.78%
Not at Risk – 95.38%

Wealden District
At Risk – 1.03%
Vulnerable – 3.08%
Not at Risk – 95.89%

Winchester District
At Risk – 1.45%
Vulnerable – 6.71%
Not at Risk – 91.83%

[1] The sub-areas are based on the county and district council boundaries and include all buildings within the National Park within each council boundary. No data is given for areas with a small number of buildings.

Building Types

There is a very large variation in risk or vulnerability profiles for the varying building types. In general, those buildings of secondary nature 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 regarding building types to ensure that investigations are made below the headline rate of risk or vulnerability. For example, an initial inspection of the data would tend to suggest that process, street furniture and ancillary buildings have the highest degree of risk. This is of course true as a proportion of those types of buildings. However, to establish where most risk exists, the overall size of the groups needs to be taken into account.

The low levels of risk and vulnerability in the agricultural building group are unusual, but these reflect the fact that a significant number of former agricultural buildings have been converted to domestic properties. The analysis suggests that at present less than 35% of the former agricultural buildings in the park are still in agricultural use.

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 90% of the main walls do not require attention. (above normal maintenance). 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 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 to some of the buildings in the stock.

Summary

In summary, the data clearly shows that the risk and vulnerability profiles across the listed buildings in the National Park vary. 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 building types are considerable, overall the picture shows levels of risk to be similar across the park and, as stated, much 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/vulnerability 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
Street Furniture	33.33	Boundary	38.36	Educational	100.00
Ancillary	30.00	Well	33.33	Fortification	100.00
Process	30.00	Vacant	25.93	Domestic	98.70
Garden	18.75	Monument	24.26	Religious	98.45
Vacant	14.81	Transport	21.21	Civic	94.74
Monument	8.09	Agricultural	20.17	Commercial	90.91
Boundary	7.55	Outbuilding	11.76	Other	82.29
Other	7.29	Other	10.42	Outbuilding	81.51
Outbuilding	6.72	Ancillary	10.00	Transport	78.79
Agricultural	2.52	Commercial	7.66	Agricultural	77.31
Commercial	1.43	Garden	6.25	Garden	75.00
Domestic	0.24	Civic	5.26	Process	70.00
Civic	0.00	Religious	1.55	Monument	67.65
Educational	0.00	Domestic	1.06	Well	66.67
Fortification	0.00	Street Furniture	0.00	Street Furniture	66.67
Religious	0.00	Process	0.00	Ancillary	60.00
Transport	0.00	Educational	0.00	Vacant	59.26
Well	0.00	Fortification	0.00	Boundary	54.09

Reducing proportion of building type at risk >

Reducing proportion of buildings vulnerable >

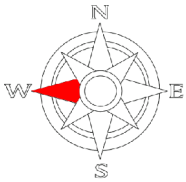
Reducing proportion of buildings not at risk >

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
Main Walls	93.37	Secondary Items	24.20	Secondary Items	2.13	Secondary Items	0.43
Roof & Upper Parts	89.74	Windows & Doors	10.41	Windows & Doors	0.79	Main Walls	0.10
Windows & Doors	88.74	Roof & Upper Parts	9.77	Main Walls	0.59	Windows & Doors	0.06
Secondary Items	73.24	Main Walls	5.94	Roof & Upper Parts	0.44	Roof & Upper Parts	0.05

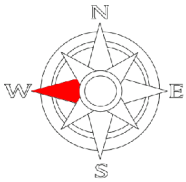
Geographic Trend

At Risk



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

Vulnerability



Levels of vulnerability tend to be slightly higher towards the 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 and the geographic variance noted is small..

NTMI Score Summary (stock NTMI = 1.979)

Area	NTMI Score
County	
East Sussex	1.827
West Sussex	1.825
Hampshire	2.175
District	
Arun	2.745
Chichester	1.533
East Hampshire	1.711
Horsham	3.057
Lewes	1.863
Mid Sussex	2.778
Wealden	1.712
Winchester	2.573

4 Full Sample Summary

At Risk Buildings[LB]

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.

HAA Score (Average) **= 40.28**

87.4%
have a risk score of 3

49.4%
are unoccupiable structures

87.4%
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
76
Very Bad
11

Occupancy Profile
Fully Occupied
0
Partly Occupied
16
Vacant
28
Structure
43

NTMI Score
0.000

[1] The HAA 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 HAA 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 HAA 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 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.

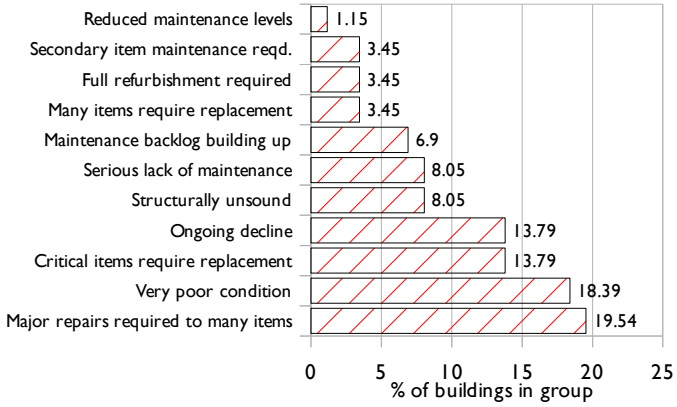
Record and consolidate

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.

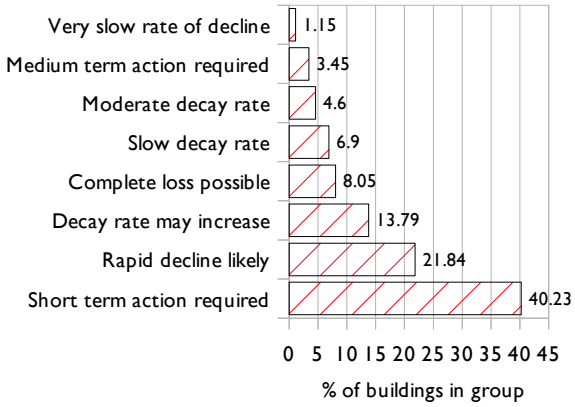
Grade	% of Sample	Risk Assessment (% of sample) At Risk (% of sample)		
		1	2	3
I	1.16	0.00	0.00	100.00
II*	3.49	0.00	0.00	100.00
II	95.35	13.25	0.00	86.75
All	**100.00**	**12.64**	**0.00**	**87.36**

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0.00	0.00	100.00	0.00	0.00	100.00	0.00	0.00
II*	0.00	0.00	100.00	0.00	0.00	33.33	66.67	0.00
II	0.00	0.00	86.75	13.25	0.00	16.87	31.33	51.81
All	**0.00**	**0.00**	**87.36**	**12.64**	**0.00**	**18.39**	**32.18**	**49.43**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*25.53*	*37.21*	*0.00*	*33.33*	*20.00*	*4.17*	*30.95*	*20.59*	*7.14*	*5.71*	*11.43*	*2.22*	*0.00*	*0.00*	*0.00*	*0.00*	*50.00*	*0.00*
Minor Repairs Needed	42.55	30.23	75.00	46.67	40.00	50.00	27.38	38.24	21.43	34.29	37.14	42.22	100.0	66.67	0.00	42.86	25.0	25.00
Major Repairs Needed	27.66	27.91	25.00	20.00	40.00	33.33	32.14	35.29	71.43	51.43	42.86	51.11	0.00	33.33	66.67	42.86	25.00	50.00
Replacement Needed	4.26	4.65	0.00	0.00	0.00	12.50	9.52	5.88	0.00	8.57	8.57	4.44	0.00	0.00	33.33	14.29	0.00	25.00

SHADED – significant issue for group

51 At Risk Buildings

5 1 At Risk Buildings[LB]

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].

While levels of risk across the park are low secondary buildings and structures clearly make up the major part. Levels of risk in the domestic building segment are very low, reflecting the high property values in the area. Overall, the numbers of buildings at risk are such that targeted plans should be identifiable for each.

That said, given that the at risk buildings can often be considered to be of a secondary nature, 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.

While the risk distribution is broadly similar across the park, there are some local variations highlighting local issues, which can be used as part of any solution.

Key Points

What is at Risk

Over 87% 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 at a similar level in most parts of the park, but there are geographical concentrations 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 HAA score and the likelihood of future use. This is particularly the case given the low current level of risk, as a failure to act with regard to the vulnerable buildings could have a significant medium and long term effect on the total number of buildings at risk.

[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
Street Furniture	33.33
Ancillary	30.00
Process	30.00
Garden	18.75
Vacant	14.81
Monument	8.09
Boundary	7.55
Other	7.29
Outbuilding	6.72
Agricultural	2.52
Commercial	1.43
Domestic	0.24
Civic	0.00
Educational	0.00
Fortification	0.00
Religious	0.00
Transport	0.00
Well	0.00

Reducing proportion of building type at risk >

Building Type	% of all At Risk Buildings
Outbuilding	18.39
Boundary	13.79
Monument	12.64
Domestic	11.49
Commercial	9.20
Other	8.05
Garden	6.90
Street Furniture	4.60
Vacant	4.60
Ancillary	3.45
Process	3.45
Agricultural	3.45
Civic	0.00
Educational	0.00
Fortification	0.00
Religious	0.00
Transport	0.00
Well	0.00

Reducing proportion of all at risk buildings >

Geographic Distribution

County/District Council Area	% of buildings at risk
East Sussex	1.05
West Sussex	1.53
Hampshire	1.57
Arun	1.18
Chichester	1.58
East Hampshire	1.71
Horsham	0.87
Lewes	1.06
Mid Sussex	1.39
Wealden	1.03
Winchester	1.45

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	25.36	Roof & Upper Parts	41.30	Windows & Doors	47.86	Secondary Items	14.29
Main Walls	25.00	Windows & Doors	39.32	Secondary Items	42.86	Main Walls	7.32
Secondary Items	7.14	Secondary Items	35.71	Main Walls	35.98	Windows & Doors	6.84
Windows & Doors	5.98	Main Walls	31.71	Roof & Upper Parts	28.26	Roof & Upper Parts	5.07

51 At Risk Buildings

5 2 Vulnerable Buildings[LB]

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.
HAA Score (Average) **= 72.22**

91.8%
are in a fair condition

39.3%
are vacant or part occupied

52.4%
are unoccupiable structures

Numerical Summary

Risk Profile
At Risk
0
Vulnerable
267 (3x number at risk)
Not at Risk
0

Condition Profile
Good
0
Fair
245
Poor
22
Very Bad
0

Occupancy Profile
Fully Occupied
22
Partly Occupied
72
Vacant
33
Structure
140

NTMI Score
0.375
(0.189 x stock value)

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 HAA 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 HAA 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 92% 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 HAA assessment that without action the historic pattern could continue, conditions may deteriorate and more buildings may become at risk.

There are 3 times as many vulnerable buildings as ones at risk at the current time. Failure to deal with a proportion of these buildings could well lead to levels of risk increasing over time.

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 significant. 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.

[1] Without action vulnerability will often lead to risk

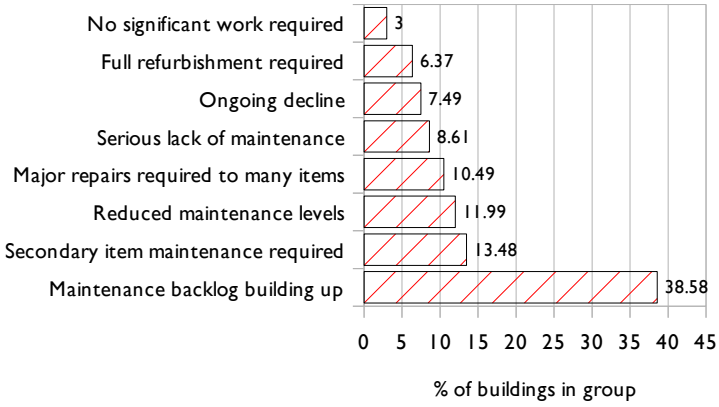
[2] Analysis of the vulnerable buildings is often the best way to see overall trends and issues

[3] Action can bring real results in this group

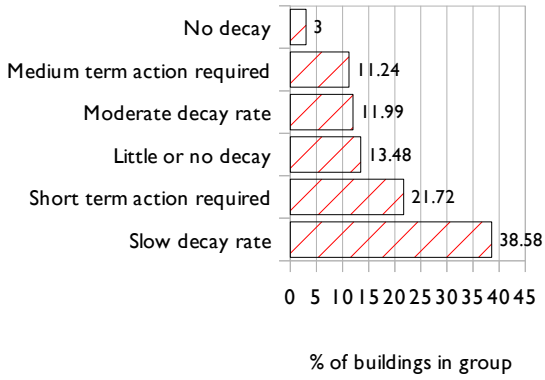
Grade	% of Sample Risk Assessment Vulnerable
I	1.13
II*	2.26
II	96.61
All	**100.00**

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0.00	100.00	0.00	0.00	0.00	33.33	0.00	66.67
II*	0.00	100.00	0.00	0.00	0.00	85.71	0.00	14.29
II	0.00	91.44	8.56	0.00	8.56	25.29	12.84	53.31
All	**0.00**	**91.76**	**8.24**	**0.00**	**8.24**	**26.97**	**12.36**	**52.43**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*66.26*	*73.72*	*33.33*	*62.69*	*23.08*	*38.89*	*76.71*	*41.35*	*29.63*	*24.26*	*65.19*	*28.10*	*47.06*	*33.33*	*19.05*	*22.45*	*61.54*	*38.46*
Minor Repairs Needed	30.06	22.63	60.00	37.31	53.85	42.22	23.29	57.21	59.26	55.15	25.93	62.09	52.94	55.56	57.14	67.35	34.62	53.85
Major Repairs Needed	3.68	3.65	6.67	0.00	23.08	17.78	0.00	1.44	11.11	20.59	8.15	9.15	0.00	11.11	23.81	8.16	0.00	7.69
Replacement Needed	0.00	0.00	0.00	0.00	0.00	1.11	0.00	0.00	0.00	0.00	0.74	0.65	0.00	0.00	0.00	2.04	3.85	0.00
SHADED – significant issue for group																		

52 Vulnerable Buildings

5 2 Vulnerable Buildings[LB]

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 be the difference.

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.

Domestic buildings provide a significant proportion of the overall vulnerability, but this represents only a small part of the overall domestic building stock. In many ways, it may be possible to tackle this with relatively minor action.

The monument[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.

Agricultural buildings show a relatively high level of vulnerability suggesting that, without action, changes in land use pattens may lead to some of these buildings becoming at risk in the short to medium term.

Telephone call boxes see lower levels of use and maintenance than at times in the past. These structures can now often be considered to be vulnerable.

The geographical distribution of vulnerability is again fairly consistent across the park, but there is a little more variation in this measure. This may suggest variations in economic activity across the park area and may help to point the way towards possible action plans.

The defects ranking again shows that structural issues are not a major problem.

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

[1] Often tombs located in churchyards.

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

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.

Vulnerability by Building Type

Building Type	% of type Vulnerable	Building Type	% of all Vulnerable Buildings
Boundary	38.36	Boundary	22.85
Well	33.33	Domestic	16.48
Vacant	25.93	Commercial	16.10
Monument	24.26	Monument	12.36
Transport	21.21	Outbuilding	10.49
Agricultural	20.17	Agricultural	8.99
Outbuilding	11.76	Other	3.75
Other	10.42	Vacant	2.62
Ancillary	10.00	Transport	2.62
Commercial	7.66	Well	1.12
Garden	6.25	Religious	1.12
Civic	5.26	Garden	0.73
Domestic	1.06	Ancillary	0.37
Religious	1.55	Civic	0.37
Street Furniture	0.00	Street Furniture	0.00
Process	0.00	Process	0.00
Educational	0.00	Educational	0.00
Fortification	0.00	Fortification	0.00

Reducing proportion of building type vulnerable >

Reducing proportion of all vulnerable buildings >

Geographic Distribution

County/District Council Area	% of buildings Vulnerable
East Sussex	4.01
West Sussex	4.09
Hampshire	5.62
Arun	3.14
Chichester	4.28
East Hampshire	4.34
Horsham	3.06
Lewes	4.17
Mid Sussex	2.78
Wealden	3.08
Winchester	6.71

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	59.60	Secondary Items	55.56	Windows & Doors	12.13	Secondary Items	1.71
Main Walls	57.09	Windows & Doors	48.97	Secondary Items	9.40	Windows & Doors	0.46
Windows & Doors	38.44	Main Walls	41.14	Roof & Upper Parts	6.87	Roof & Upper Parts	0.20
Secondary Items	33.33	Roof & Upper Parts	33.33	Main Walls	1.77	Main Walls	0.00

5 3 Not at Risk Buildings[LB]

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.

HAA Score (Average) **= 95.44**

73.6%
in good condition

94.4%
fully occupied

19.7%
of window frames need action

Numerical Summary

Risk Profile
At Risk
0
Vulnerable
0
Not at Risk
5507

Condition Profile
Good
4054
Fair
1453
Poor
0
Very Bad
0

Occupancy Profile
Fully Occupied
5201
Partly Occupied
29
Vacant
12
Structure
265

NTMI Score
2.088
(1.06 x stock value)

[1] 31% of the buildings have a risk score of 5 and the HAA 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 26.4% 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 HAA 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 94%, 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 no significant 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.

68% 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

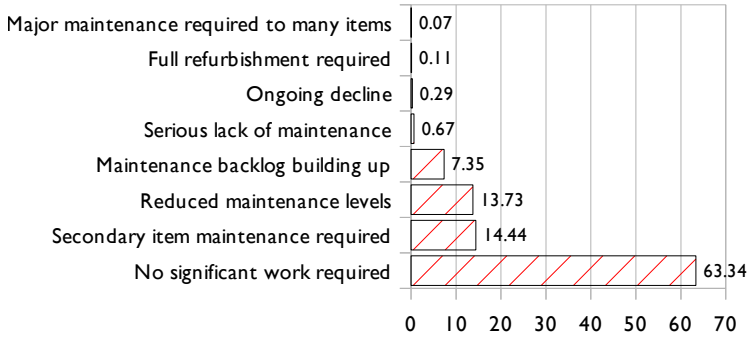
Although maintenance is being carried out on a regular basis to most of the buildings in this group, care needs to be taken to ensure that suitable building materials are used in refurbishment works. Particular attention needs to be paid to the provision of plastic window frames and doors. *See NTMI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

Grade	% of Sample	Risk Assessment (% of sample) Not at Risk (% of sample)	
		5	6
I	2.72	30.00	70.00
II*	4.03	24.32	75.68
II	93.25	31.76	68.24
All	**100.00**	**31.41**	**68.59**

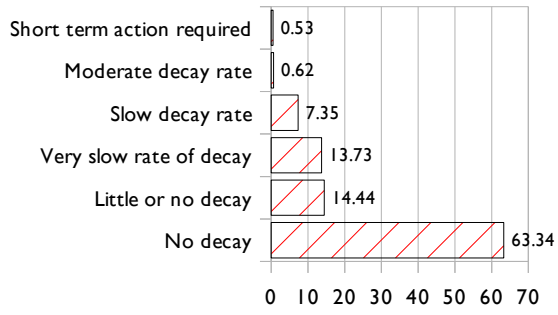
5 - Not At Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	76.00	24.00	0.00	0.00	93.33	0.67	0.00	6.00
II*	77.03	22.97	0.00	0.00	96.85	1.80	0.00	1.35
II	73.40	26.60	0.00	0.00	94.37	0.47	0.23	4.93
All	**73.62**	**26.38**	**0.00**	**0.00**	**94.44**	**0.53**	**0.22**	**4.81**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*90.40*	*95.98*	*89.74*	*91.75*	*79.57*	*88.22*	*98.32*	*96.48*	*88.73*	*79.98*	*98.34*	*93.41*	*90.92*	*76.09*	*81.09*	*65.03*	*92.34*	*90.84*
Minor Repairs Needed	9.60	4.02	9.97	8.14	19.57	11.55	1.68	3.52	11.02	19.73	1.55	6.47	8.92	23.93	18.59	33.33	7.66	9.15
Major Repairs Needed	0.00	0.00	0.28	0.11	0.85	0.15	0.00	0.00	0.25	0.29	0.10	0.11	0.16	0.00	0.32	1.64	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.00	0.00	0.00	0.02	0.00	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[LB]

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 general consistency, with minor variations, 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.

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.

Not at Risk by Building Type

Building Type	% of type Not at Risk
Educational	100.00
Fortification	100.00
Domestic	98.70
Religious	98.45
Civic	94.74
Commercial	90.91
Other	82.29
Outbuilding	81.51
Transport	78.79
Agricultural	77.31
Garden	75.00
Process	70.00
Monument	67.65
Street Furniture	66.67
Well	66.67
Ancillary	60.00
Vacant	59.26
Boundary	54.09

Reducing proportion of building type not at risk >

Building Type	% of all Not at Risk Buildings
Domestic	74.69
Commercial	9.26
Religious	3.52
Outbuilding	3.47
Agricultural	1.67
Monument	1.67
Boundary	1.56
Other	1.43
Educational	0.65
Transport	0.47
Garden	0.44
Civic	0.33
Vacant	0.29
Street Furniture	0.15
Process	0.13
Well	0.11
Ancillary	0.11
Fortification	0.05

Reducing proportion of all not at risk buildings >

Geographic Distribution

District Council Area	% of buildings Not at Risk
East Sussex	94.94
West Sussex	94.38
Hampshire	92.81
Arun	95.69
Chichester	94.13
East Hampshire	93.95
Horsham	96.07
Lewes	94.76
Mid Sussex	95.38
Wealden	95.89
Winchester	91.83

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	95.91	Secondary Items	21.04	Secondary Items	0.55	Windows & Doors	0.01
Roof & Upper Parts	90.86	Windows & Doors	9.20	Windows & Doors	0.17	Main Walls	0.00
Windows & Doors	90.63	Roof & Upper Parts	9.02	Roof & Upper Parts	0.12	Secondary Items	0.00
Secondary Items	78.40	Main Walls	4.04	Main Walls	0.04	Main Walls	0.00

53 Not at Risk Buildings

6

Building Occupancy[LB]

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.

87.8%
fully occupied

21.4%
partly occupied at risk

37.5%
vacant at risk

Great care needs to be exercised in considering the effect occupancy has on the 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 HAA 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 HAA 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 HAA analysis for each of the levels of use, it seems very likely that usage plays a lead role in terms of the declining condition.

This is most clearly demonstrated when one considers the numerous examples of the conversion of agricultural buildings to domestic use. In almost all cases, the historic farm buildings fall into disrepair relatively quickly, when underused.

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 online 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

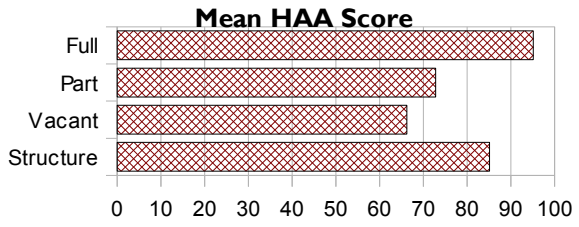
Where a redundant or partly occupied building forms part of a larger development, pressure should be applied in an appropriate manner to bring it back into use. Merely repairing it and leaving it vacant should be seen as a secondary option.

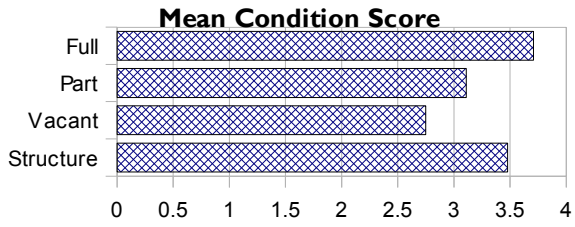
Wider Plan

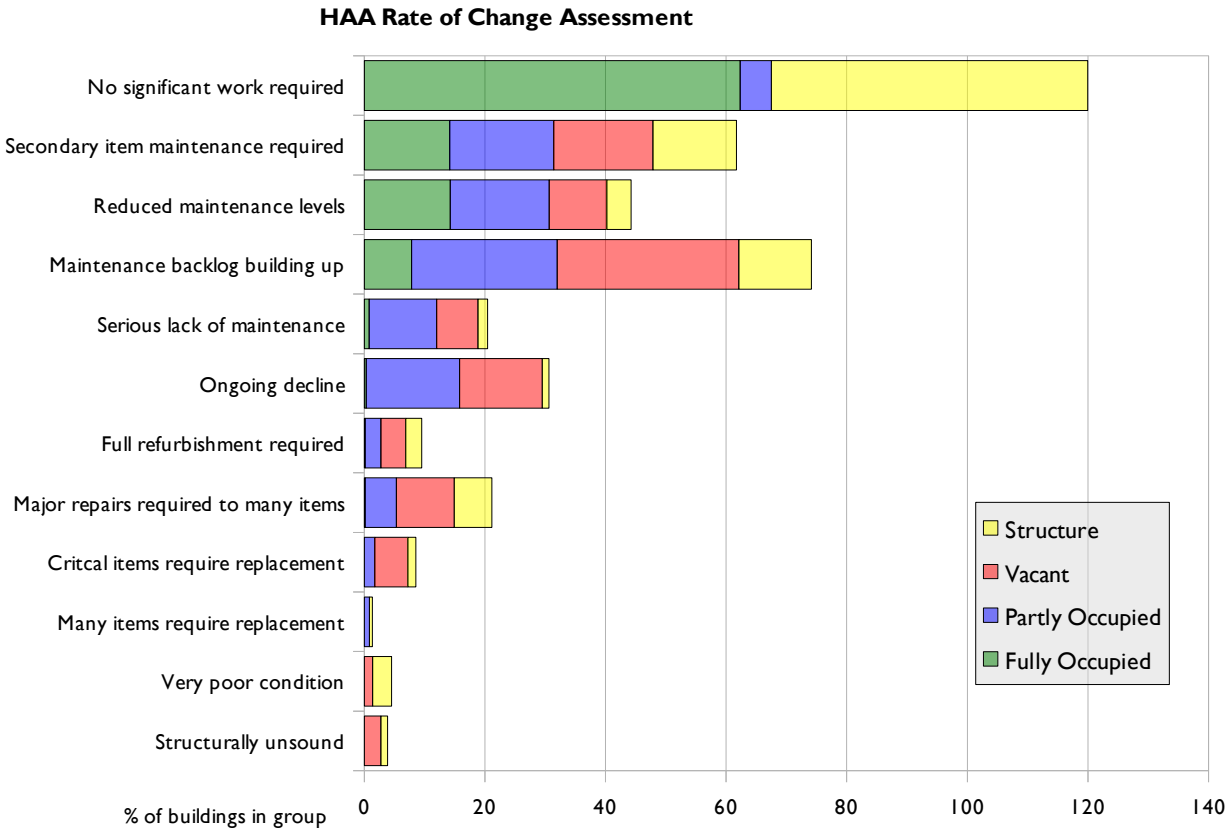
It needs to be acknowledged that when new accommodation is provided the pressure to re-use existing redundant buildings will reduce. This may lead to marginal buildings becoming non-viable.

Occupancy	Risk Assessment (% of sample)							
	At Risk				Vulnerable	Not at Risk		
	1	2	3	Total	4 / Total	5	6	Total
Full	0.00	0.00	0.00	0.00	0.42	27.82	71.76	99.58
Part	0.00	0.00	13.68	13.68	61.54	0.00	24.79	24.79
Vacant	2.74	0.00	35.62	38.36	45.21	16.44	0.00	16.44
Structure	41276.00	0.00	7.59	9.60	31.25	59.15	0.00	59.15
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	71.76	27.82	0.42	0.00	100.00	0.00	0.00	0.00
Part	24.79	61.54	13.68	0.00	0.00	100.00	0.00	0.00
Vacant	16.44	45.21	35.62	2.74	0.00	0.00	100.00	0.00
Structure	59.15	31.25	7.59	2.01	0.00	0.00	0.00	100.00







6 Building Occupancy

6 Building Occupancy[LB]

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

In many areas of the UK levels of use are lower than seen here. In this area, in many cases, buildings which would have been underused have been converted to domestic use. This increases overall use levels, and reduces risk, but it does reduce the diversity of the listed building stock to a significant degree.

Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
Fully Occupied																		
No Defects Present	*90.11*	*95.74*	*88.36*	*91.54*	*79.06*	*88.02*	*98.14*	*96.19*	*88.28*	*79.64*	*98.26*	*93.29*	*90.62*	*75.88*	*80.00*	*63.73*	*92.68*	*90.68*
Minor Repairs Needed	9.81	4.18	11.01	8.34	19.80	11.64	1.86	3.81	11.32	19.93	1.62	6.54	9.22	24.12	19.27	33.56	7.32	8.47
Major Repairs Needed	0.08	0.08	0.63	0.11	1.14	0.26	0.00	0.00	0.40	0.43	0.10	0.17	0.16	0.00	0.73	2.37	0.00	0.85
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.34	0.00	0.00
Partly Occupied																		
No Defects Present	*60.34*	*75.86*	*70.00*	*79.17*	*52.00*	*48.72*	*83.50*	*63.16*	*41.18*	*27.17*	*64.84*	*35.45*	*81.82*	*46.15*	*57.14*	*57.14*	*50.0*	*60.0*
Minor Repairs Needed	32.76	18.10	30.0	20.83	40.00	32.05	15.53	36.84	47.06	51.09	19.78	51.82	18.18	46.15	28.57	42.86	50.00	40.00
Major Repairs Needed	6.90	6.03	0.00	0.00	8.00	15.38	0.97	0.00	11.76	21.74	15.38	11.82	0.00	7.69	14.29	0.00	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	3.85	0.00	0.00	0.00	0.00	0.00	0.91	0.00	0.00	0.00	0.00	0.00	0.00
Vacant																		
No Defects Present	*60.00*	*68.12*	*60.00*	*63.64*	*45.45*	*41.51*	*76.81*	*55.38*	*43.48*	*18.33*	*50.00*	*33.33*	*28.57*	*40.00*	*0.00*	*20.00*	*0.00*	*100.0*
Minor Repairs Needed	28.57	20.29	40.00	29.55	36.4	43.40	14.49	40.00	26.06	46.67	26.67	36.23	71.43	40.00	25.00	0.00	0.0	0.0
Major Repairs Needed	8.57	8.70	0.00	6.82	18.18	13.21	8.70	4.62	30.43	30.00	18.33	27.54	0.00	20.00	75.00	60.00	0.00	0.00
Replacement Needed	2.86	2.90	0.00	0.00	0.00	1.89	0.00	0.00	0.00	5.00	5.00	2.90	0.00	0.00	0.00	20.00	0.00	0.00
Structure																		
No Defects Present	*92.21*	*92.31*	*78.38*	*50.0*	*100.0*	*100.0*	*81.41*	*67.58*	*100.0*	*81.67*	*77.97*	*43.10*	*0.0*	*0.00*	*66.00*	*45.90*	*80.28*	*65.71*
Minor Repairs Needed	6.49	7.69	18.82	50.00	0.00	0.00	12.00	23.85	0.00	16.67	18.64	53.45	0.00	0.00	*28.00*	48.36	16.90	25.71
Major Repairs Needed	1.30	0.00	2.70	0.00	0.00	0.00	4.71	7.34	0.00	1.67	1.69	3.45	0.00	0.00	*4.00*	4.92	1.41	5.71
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	1.88	1.22	0.00	0.00	1.69	0.00	0.00	0.00	*2.00*	0.82	1.41	2.86

SHADED – significant issue for group

6 Building Occupancy

7 1

Grade I Buildings[LB]

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

HAA Score (Average) **= 95.52**

0.65%
at risk
1.95%
vulnerable
90.9%
fully occupied

Numerical Summary

Risk Profile
At Risk
1
Vulnerable
3
Not at Risk
150

Condition Profile
Good
114
Fair
39
Poor
1
Very Bad
0

Occupancy Profile
Fully Occupied
140
Partly Occupied
3
Vacant
0
Structure
11

NTMI Score
0.000

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 0.65% are at risk and that a further 1.95% 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 HAA analysis for the group shows that, in general, low levels of work are required but that there has been a reduction in maintenance over time. Rates of change are slow.

Just over 74%% of the buildings are considered to be in a good condition, with the remainder fair or 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 not required to any significant level.

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

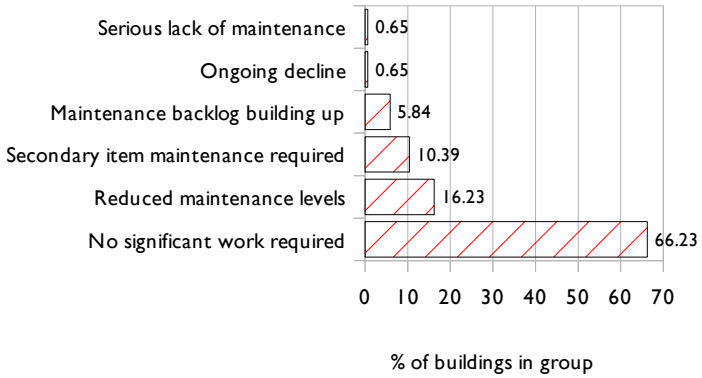
Management Plans

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.

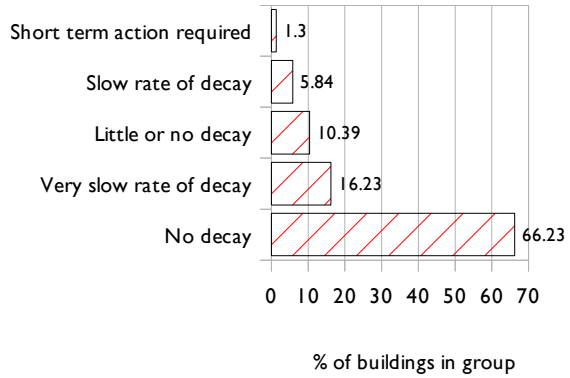
Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
1	100.00	0	0	0.65	0.65	1.95	29.22	68.18	97.4
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk									

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
1	74.03	25.32	0.65	0	90.91	1.95	0	7.14

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof and Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*86.71*	*97.20*	*84.9*	*95.24*	*72.73*	*91.11*	*98.03*	*93.42*	*71.05*	*93.10*	*97.22*	*95.83*	*96.55*	*0.00*	*89.80*	*72.73*	*100.0*	*100.0*
Minor Repairs Needed	13.29	2.80	15.09	4.76	27.27	8.89	1.97	6.58	26.32	6.90	2.78	4.17	3.45	0.00	10.20	27.27	0.00	0.00
Major Repairs Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.63	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																		

71 Grade 1 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
Domestic		3.8

Building Type	Reducing proportion of buildings vulnerable >	% of type Vulnerable
Monument		50
Religious		2.1

Building Type	Reducing proportion of buildings not at risk >	% of type Not at Risk
Agricultural		100
Commercial		100
Educational		100
Fortification		100
Garden		100
Other		100
Outbuilding		100
Transport		100
Religious		97.9
Domestic		96.2
Monument		50

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	95.58	Secondary Items	11.61	Main Walls	0.29	Main Walls	0
Main Walls	92.71	Roof & Upper Parts	9.3	Roof & Upper Parts	0	Roof & Upper Parts	0
Roof & Upper Parts	90.7	Main Walls	6.71	Windows & Doors	0	Windows & Doors	0
Secondary Items	88.39	Windows & Doors	4.42	Secondary Items	0	Secondary Items	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.

HAA Score (Average) **= 94.88**

1.3%
at risk

3.0%
vulnerable

26.3%
in a fair, poor or very bad condition

Numerical Summary

Risk Profile
At Risk
3
Vulnerable
7
Not at Risk
222

Condition Profile
Good
171
Fair
58
Poor
3
Very Bad
0

Occupancy Profile
Fully Occupied
215
Partly Occupied
11
Vacant
2
Structure
4

NTMI Score
0.431
(0.218x stock value)

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 1.29%, and at 2.59% vulnerability is significantly less than than for the stock as a whole.

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

The HAA analysis suggests a lack of maintenance in some buildings but that this does not constitute a major problem

The defect distribution matrix shows that low levels of 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.

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.

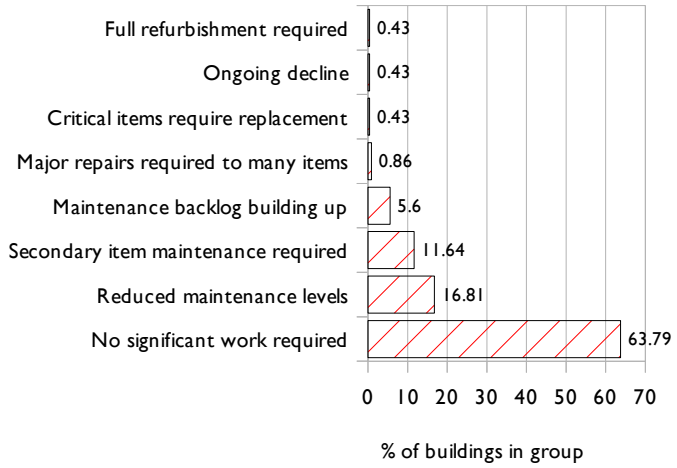
Promotion

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.

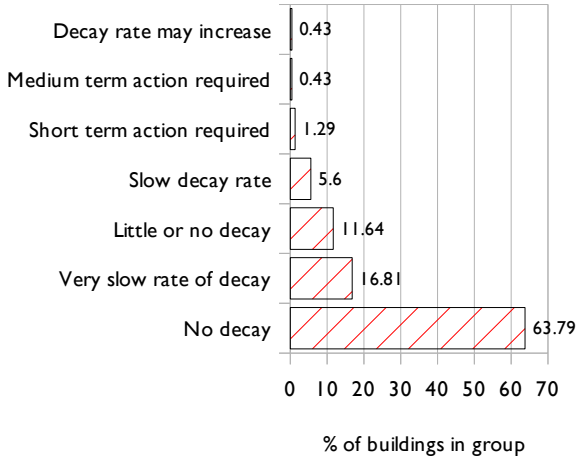
Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
II*	100.00	0.00	0.00	1.29	1.29	2.03	23.28	72.41	96.69
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk									

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
II*	73.71	25.00	1.29	0.00	92.67	4.74	0.86	1.72

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*90.0*	*93.4*	*90.6*	*93.4*	*80.8*	*85.5*	*98.2*	*96.8*	*83.9*	*84.4*	*97.3*	*95.2*	*94.2*	*100.0*	*85.9*	*84.2*	*87.5*	*81.8*
Minor Repairs Needed	9.61	6.17	9.43	6.63	19.18	13.62	1.81	3.18	12.90	14.73	1.79	3.95	5.81	0.00	12.68	15.79	12.50	18.18
Major Repairs Needed	0.44	0.44	0.00	0.00	0.00	0.94	0.00	0.00	3.23	0.89	0.89	0.88	0.00	0.00	1.41	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																		

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 and the data is clearly affected by the status of a small number of buildings in some groups. Observation of the higher risk percentage types shows that buildings of a secondary nature are most likely to be at risk or vulnerable.

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 may not always receive adequate protection.

Risk Assessment by Building Type

Building Type	% of type At Risk	Building Type	% of type Vulnerable	Building Type	% of type Not at Risk
Outbuilding	33.30	Transport	100.00	Agricultural	100.00
Process	33.30	Vacant	16.70	Boundary	100.00
		Other	9.10	Civic	100.00
		Domestic	2.40	Commercial	100.00
		Religious	2.00	Educational	100.00
				Religious	98.00
				Domestic	97.60
				Other	90.90
				Vacant	83.30
				Outbuilding	66.70
				Process	66.70

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
Main Walls	95.97	Secondary Items	13.39	Secondary Items	0.89	Secondary Items	0
Windows & Doors	92.65	Roof & Upper Parts	9.68	Windows & Doors	0.79	Windows & Doors	0
Roof & Upper Parts	89.91	Windows & Doors	6.56	Roof & Upper Parts	0.42	Roof & Upper Parts	0
Secondary Items	85.71	Main Walls	3.65	Main Walls	0	Main Walls	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.

HAA Score (Average) **= 93.47**

1.52%
at risk
4.69%
vulnerable
68.84%
are in a good condition

Numerical Summary

Risk Profile
At Risk
83
Vulnerable
257
Not at Risk
5135

Condition Profile
Good
3769
Fair
1601
Poor
94
Very Bad
11

Occupancy Profile
Fully Occupied
4868
Partly Occupied
103
Vacant
71
Structure
433

NTMI Score
2.100
(1.06 x stock value)

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.

1.52% are considered to be at risk and a further 4.69% 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 HAA 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.

Relativity low levels of major repairs are required across all building elements. This reflects the overall low levels of risk and good levels of maintenance present across the whole park area.

Action Points

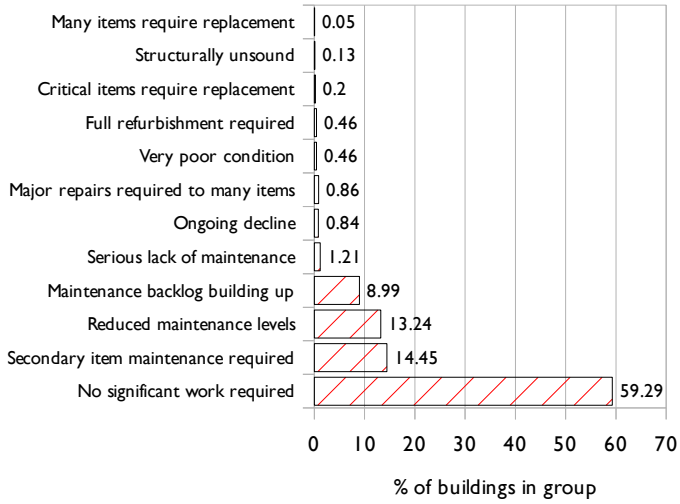
Identify Solutions

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.

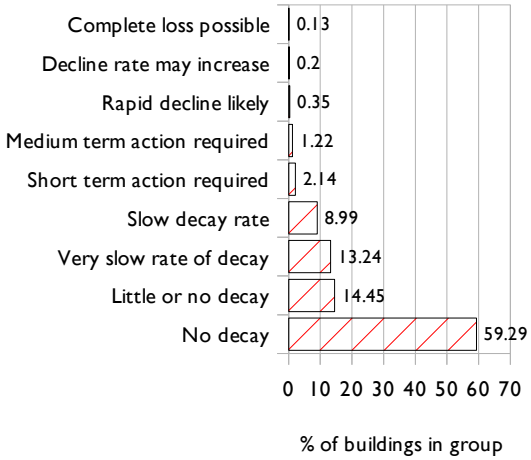
Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
Ii	100.00	0.20	0.00	1.32	1.52	4.69	29.79	64.00	93.79
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk									

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
II	68.84	29.24	1.74	0.20	88.91	1.88	1.30	7.91

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*89.16*	*94.96*	*85.98*	*90.97*	*78.30*	*86.83*	*96.06*	*92.99*	*87.03*	*77.32*	*96.89*	*90.48*	*89.43*	*73.25*	*64.67*	*56.39*	*88.21*	*84.35*
Minor Repairs Needed	10.45	4.69	12.88	8.84	20.21	12.35	3.22	6.34	12.06	21.42	2.42	8.65	10.40	25.93	30.54	38.85	10.92	12.93
Major Repairs Needed	0.35	0.32	1.14	0.19	1.49	0.65	0.56	0.58	0.91	1.20	0.59	0.81	0.18	0.82	4.19	4.01	0.44	2.04
Replacement Needed	0.04	0.04	0.00	0.00	0.00	0.18	0.17	0.09	0.00	0.06	0.10	0.06	0.00	0.00	0.60	0.75	0.44	0.68
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
Street Furniture	33.33	Boundary	38.61	Educational	100.00
Ancillary	30.00	Well	33.33	Religious	100.00
Process	28.57	Vacant	28.57	Domestic	98.76
Garden	19.35	Monument	23.88	Civic	93.33
Vacant	19.05	Agricultural	20.69	Commercial	90.56
Other	9.70	Transport	20.69	Outbuilding	81.66
Monument	8.21	Other	12.50	Transport	79.31
Boundary	7.59	Outbuilding	12.23	Other	77.80
Outbuilding	6.11	Ancillary	10.00	Agricultural	76.72
Agricultural	2.59	Commercial	7.96	Garden	74.19
Commercial	1.48	Civic	6.67	Process	71.43
Domestic	0.22	Garden	6.45	Monument	67.91
Civic	0.00	Domestic	1.02	Well	66.67
Educational	0.00	Street Furniture	0.00	Street Furniture	66.67
Religious	0.00	Process	0.00	Ancillary	60.00
Transport	0.00	Educational	0.00	Boundary	53.80
Well	0.00	Religious	0.00	Vacant	52.38

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
Main Walls	93.27	Secondary Items	26.41	Secondary Items	2.45	Secondary Items	0.51
Roof & Upper Parts	89.70	Windows & Doors	10.78	Windows & Doors	0.82	Main Walls	0.10
Windows & Doors	88.33	Roof & Upper Parts	9.78	Main Walls	0.61	Windows & Doors	0.07
Secondary Items	70.63	Main Walls	6.01	Roof & Upper Parts	0.46	Roof & Upper Parts	0.06

73 Grade II Buildings

8.1

Agricultural Buildings[LB]

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 (not farmhouses).

HAA Score (Average) **= 77.88**

2.52%
at risk

68.9%
in fair, poor or very bad condition

20.17%
vulnerable

Numerical Summary

Risk Profile
At Risk
3
Vulnerable
24
Not at Risk
92

Condition Profile
Good
37
Fair
75
Poor
7
Very Bad
0

Occupancy Profile
Fully Occupied
96
Partly Occupied
18
Vacant
5
Structure
0

NTMI Score
0.840
(0.424 x stock value)

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.

Over time a very significant proportion of the former agricultural buildings have been converted to domestic use. Those which remain generally serve some agricultural purpose.

The majority of the buildings are currently fully occupied and less than 5% 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 pressures on maintenance and will increase the desire among occupiers to see more buildings converted to alternative, probably domestic, uses.

The HAA 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.

[1] Approximately 2% 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.

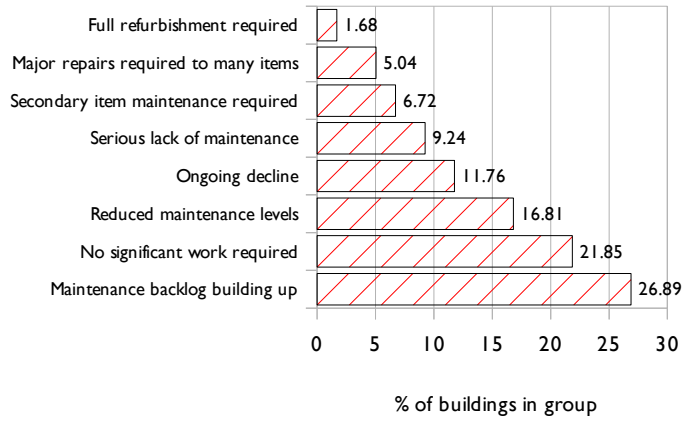
[3] In general, farmers are unlikely to change patterns of use without good reason, which can result in a building's condition deteriorating to a large extent whilst still in use. Once the tipping point is reached it may be very difficult to make a case for retention.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0.84	0	0	0	0	0	0	100	100
II*	1.68	0	0	0	0	0	100	0	100
II	97.48	0	0	2.59	2.59	20.69	45.69	31.03	76.72
All	**100.00**	**0**	**0**	**2.52**	**2.52**	**20.17**	**46.22**	**31.09**	**77.31**

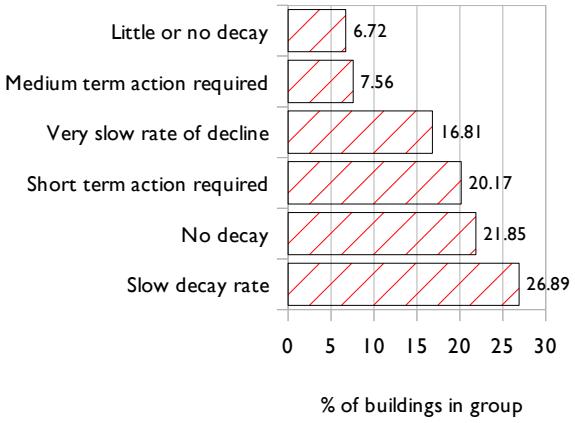
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

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*	0	100	0	0	100	0	0	0
II	31.03	62.93	6.03	0	80.17	15.52	4.31	0
All	**31.09**	**63.03**	**5.88**	**0**	**80.67**	**15.13**	**4.2**	**0**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*68.07*	*75.63*	*0.0*	*100.0*	*50.00*	*52.24*	*84.62*	*55.77*	*35.71*	*22.81*	*54.39*	*32.74*	*0.00*	*0.00*	*0.00*	*66.67*	*100.0*	*0.00*
Minor Repairs Needed	31.09	23.53	0.00	0.00	50.00	28.36	15.38	44.23	57.14	68.42	26.32	58.41	0.00	0.0	100.0	0.00	0.00	0.00
Major Repairs Needed	0.84	0.84	0.00	0.00	0.00	13.43	0.00	0.00	7.14	8.77	17.54	8.85	0.00	0.00	0.00	0.00	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	5.97	0.00	0.00	0.00	0.00	1.75	0.00	0.00	0.00	0.00	33.33	0.00	0.00

SHADED – significant issue for group

81 Agricultural Buildings

8 2 Boundary Structures[LB]

Buildings and structures related to boundaries and enclosures.

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

HAA Score (Average) **= 83.02**

7.55%
at risk

38.36%
vulnerable

46.5%
in fair, poor or very bad condition

Numerical Summary

Risk Profile
At Risk
12
Vulnerable
61
Not at Risk
86

Condition Profile
Good
85
Fair
62
Poor
11
Very Bad
1

Occupancy Profile
Fully Occupied
3
Partly Occupied

Vacant
0
Structure
156

NTMI Score
0.000

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

Observation of the HAA analysis shows that 48% of the buildings require no action. 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.

70% 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, a number of 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 being 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

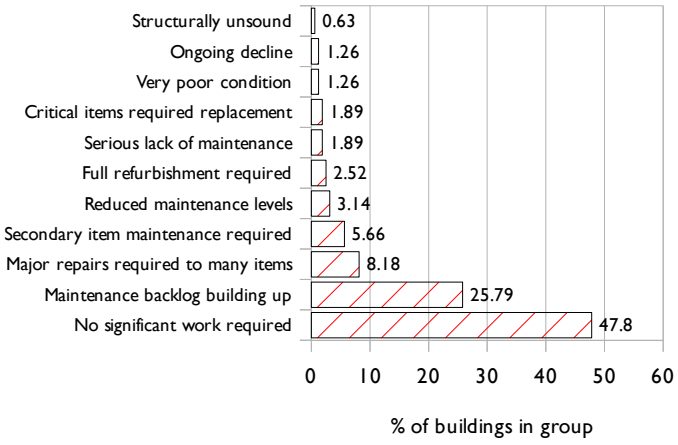
[3] In cases where gates have been sold with gate lodges, the gates and walls may form a disproportionate part of the new property. This can lead to problems with ongoing maintenance

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*	0.63	0	0	0	0	0	100	0	0
II	99.37	0.63	0	6.96	7.59	38.61	52.53	1.27	53.8
All	**100**	**0.63**	**0**	**6.92**	**7.55**	**38.36**	**52.83**	**1.26**	**54.09**

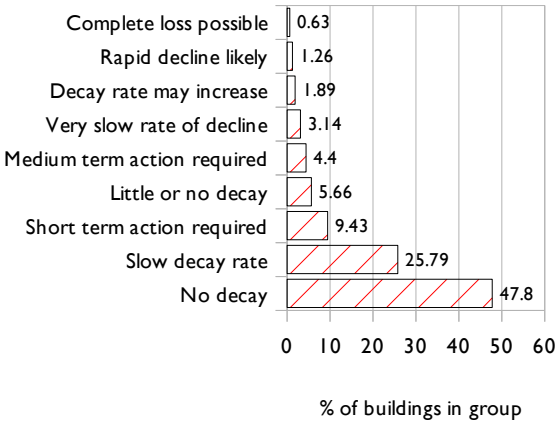
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

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	0	0	0	100
II	53.16	39.24	6.96	0.63	1.9	0	0	98.1
All	**53.46**	**38.99**	**6.92**	**0.63**	**1.89**	**0**	**0**	**98.11**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*60.0*	*100.0*	*100.0*	*100.0*	*0.0*	*66.7*	*80.4*	*55.1*	*100.0*	*100.0*	*100.0*	*100.0*	*0.0*	*0.0*	*50.0*	*53.5*	*81.8*	*64.0*
Minor Repairs Needed	20.00	0.00	0.00	0.00	0.00	33.33	15.22	36.96	0.00	0.0	0.0	0.0	0.00	0.00	40.00	44.19	15.15	28.00
Major Repairs Needed	20.00	0.00	0.00	0.00	0.00	0.00	3.62	7.97	0.00	0.00	0.00	0.00	0.00	0.00	10.00	2.33	1.52	4.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.52	4.00

SHADED – significant issue for group

82 Boundary Structures

8 3

Civic Buildings[LB]

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.

HAA Score (Average) **= 96.11**

94.74%
are not at risk

100%
are fully occupied

73.7%
are in a good conditions

Numerical Summary

Risk Profile
At Risk
0
Vulnerable
1
Not at Risk
18

Condition Profile
Good
14
Fair
4
Poor
1
Very Bad
0

Occupancy Profile
Fully Occupied
19
Partly Occupied
0
Vacant
0
Structure
0

NTMI Score
0.000

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 HAA 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.

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

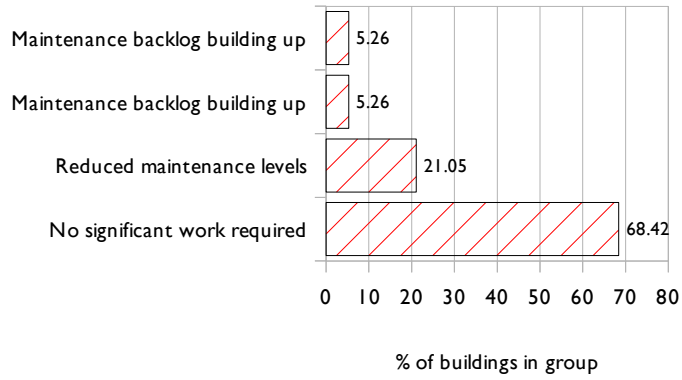
[2] Some of the buildings have complex roofs with internal rainwater goods. These may be difficult to inspect, but disproportionate damage can be caused by defects in these items.

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*	21.05	0	0	0	0	0	25	75	100
II	78.95	0	0	0	0	6.67	20	73.33	93.33
All	**100.00**	**0**	**0**	**0**	**0**	**5.26**	**21.04**	**73.68**	**94.74**

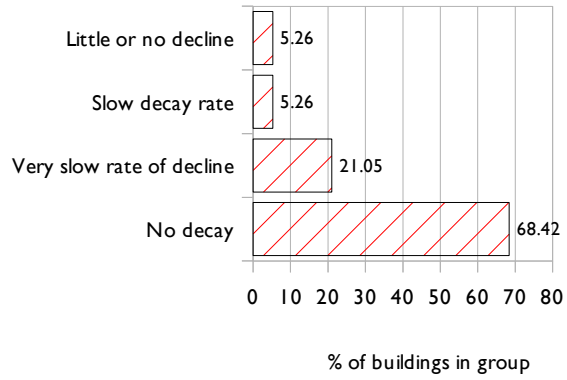
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

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	100	0	0	0
II	73.33	20	6.67	0	100	0	0	0
All	**73.68**	**21.05**	**5.26**	**0**	**100**	**0**	**0**	**0**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*94.7*	*94.7*	*66.7*	*100.0*	*83.3*	*89.5*	*100.0*	*88.9*	*100.0*	*84.2*	*100.0*	*89.5*	*87.5*	*0.0*	*80.0*	*0.0*	*0.0*	*0.0*
Minor Repairs Needed	5.26	5.26	33.33	0.00	16.67	10.53	0.00	11.11	0.00	10.53	0.00	10.53	12.50	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	5.26	0.00	0.00	0.00	0.00	20.00	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[LB]

Buildings seeing regular commercial use as active trading locations.

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

HAA Score (Average) **= 93.48**

1.43%
at risk

42.8%
in fair, poor or very bad condition

84.49%
fully occupied

Numerical Summary

Risk Profile
At Risk
8
Vulnerable
43
Not at Risk
510

Condition Profile
Good
321
Fair
232
Poor
7
Very Bad
1

Occupancy Profile
Fully Occupied
474
Partly Occupied
21
Vacant
14
Structure
52

NTMI Score
1.426
(0.72x stock value)

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

This is a significant group of buildings comprising 561 separate buildings/structures[1].

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

In general, the HAA assessment would tend to suggest that many of the buildings are well looked after. This is a somewhat different pattern to that seen in many parts of the UK where commercial buildings are often suffering from a range of problems. The strong economy in many parts of the park clearly plays a part in this.

While the risk and vulnerability levels within this group are low, only 57.22% are considered to be in a good condition. It follows from this, therefore, that in many locations levels of maintenance are less than optimum.

Of all the buildings in the group vulnerability 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.

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.

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

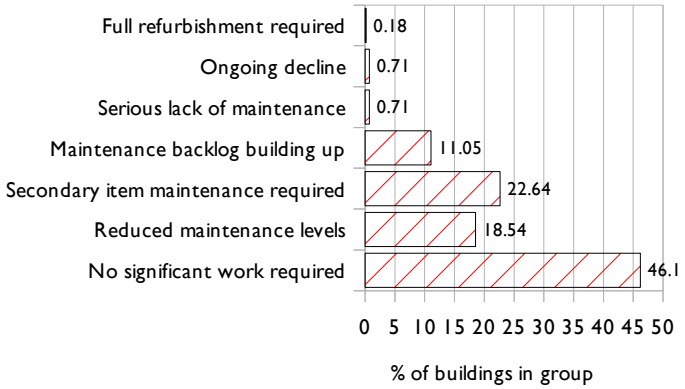
There is little doubt that the most effective way of ensuring the long-term condition of commercial buildings is to ensure a high level of economic activity. Local area-wide development plans should take full account of the need to maintain this viability within the existing commercial core. A lessening 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	0.71	0	0	0	0	0	50	50	100
II*	3.03	0	0	0	0	0	41.18	58.82	100
II	96.26	0.19	0	1.3	1.48	7.96	37.96	52.59	90.56
All	**100.00**	**0.18**	**0**	**1.25**	**1.43**	**7.66**	**38.15**	**52.76**	**90.91**

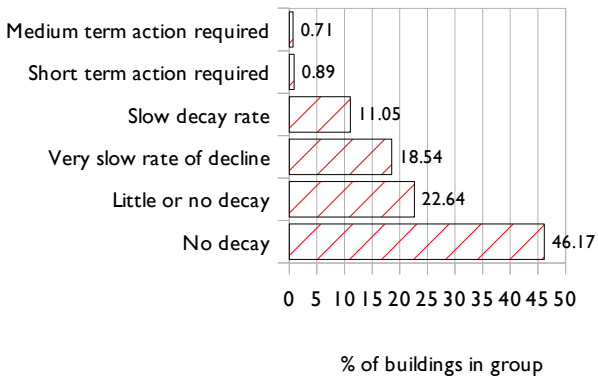
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	50	50	0	0	100	0	0	0
II*	58.82	41.18	0	0	94.12	5.88	0	0
II	57.22	41.3	1.3	0.19	84.07	3.7	2.59	9.63
All	**57.22**	**41.35**	**1.25**	**0.18**	**84.49**	**3.74**	**2.5**	**9.27**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*93.05*	*96.69*	*88.31*	*89.76*	*66.67*	*84.40*	*97.34*	*93.54*	*83.64*	*65.71*	*95.18*	*85.69*	*82.14*	*74.42*	*33.33*	*44.44*	*83.33*	*88.9*
Minor Repairs Needed	6.60	2.92	10.39	10.24	29.55	15.40	2.42	6.46	16.36	33.04	4.46	13.95	17.86	25.88	61.11	51.85	16.67	11.11
Major Repairs Needed	0.36	0.39	1.30	0.00	3.79	0.20	0.00	0.00	0.00	1.25	0.18	0.36	0.00	0.00	5.56	3.70	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.00	0.00	0.00	0.18	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[LB]

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.
HAA Score (Average) **= 95.70**

0.24%
at risk
98.73%
fully occupied
74.17%
in a good condition

Numerical Summary

Risk Profile
At Risk
10
Vulnerable
44
Not at Risk
4112

Condition Profile
Good
3090
Fair
1051
Poor
25
Very Bad
0

Occupancy Profile
Fully Occupied
4113
Partly Occupied
26
Vacant
26
Structure
1

NTMI Score
2.424
(1.13 x stock value)

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.

Given the size of this group it is difficult to make generalised statements, although it would appear that the condition and maintenance levels are very 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 18% of the window frames to domestic buildings need redecoration, over 10% of all rainwater goods need attention, and over 30% of boundary walls need work.

Maintenance is required to approximately 25% of the thatched roofs to domestic buildings.

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

The very high property values and demand in many areas of the park means that, in general, levels of maintenance and occupancy are very high. The level of risk in this segment of the stock is very low.

Action Points

Target Action
Action should be targeted into those sections of the group with the most significant problems or maintenance issues.

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

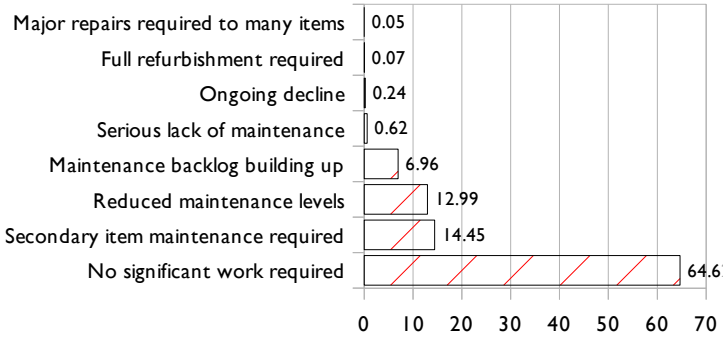
Appropriate Materials
The use of appropriate materials in all repair work should be encouraged. Of all the building types this group is most likely to suffer from the use of non-original materials such as plastic windows and doors.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	0.62	0	0	3.85	3.85	0	11.54	84.62	96.15
II*	2.95	0	0	0	0	2.44	17.89	79.67	97.56
II	96.43	0	0	0.22	0.22	1.02	24.97	73.79	98.76
All	**100.00**	**0**	**0**	**0.24**	**0.24**	**1.06**	**24.68**	**74.03**	**98.7**

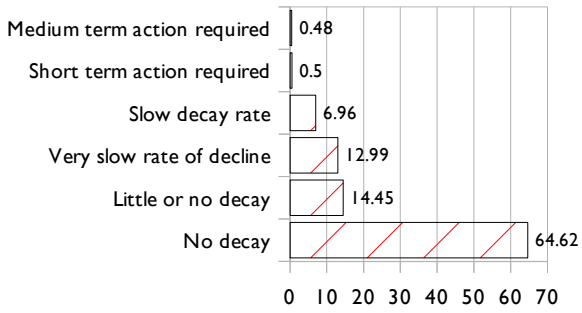
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	84.62	11.54	3.85	0	96.15	3.85	0	0
II*	79.67	20.33	0	0	97.56	2.44	0	0
II	73.94	25.47	0.6	0	98.78	0.55	0.65	0.02
All	**74.17**	**25.23**	**0.6**	**0**	**98.73**	**0.62**	**0.62**	**0.02**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*90.90*	*96.04*	*87.88*	*91.28*	*80.02*	*88.88*	*98.90*	*97.66*	*92.04*	*80.91*	*98.70*	*94.69*	*89.82*	*67.74*	*76.79*	*66.95*	*92.00*	*90.20*
Minor Repairs Needed	9.03	3.87	12.12	8.57	18.76	10.96	1.10	2.34	7.51	18.34	1.20	5.14	9.99	25.81	23.21	30.13	8.00	8.82
Major Repairs Needed	0.07	0.10	0.00	0.15	1.22	0.16	0.00	0.00	0.45	0.72	0.10	0.17	0.19	6.45	0.00	2.93	0.00	0.98
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

SHADED – significant issue for group

85 Domestic Buildings

8 6

Garden Buildings[LB]

Buildings located in formal gardens.

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

HAA Score (Average) **= 77.50**

18.75%
at risk

43.75%
in fair, poor or very bad condition

6.25%
vulnerable

Numerical Summary

Risk Profile
At Risk
6
Vulnerable
2
Not at Risk
24

Condition Profile
Good
18
Fair
8
Poor
5
Very Bad
1

Occupancy Profile
Fully Occupied
18
Partly Occupied
1
Vacant
0
Structure
13

NTMI Score
0.000

The HAA 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, without attention in the short to medium term, will suffer further decay which may lead to a number of them becoming lost.

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

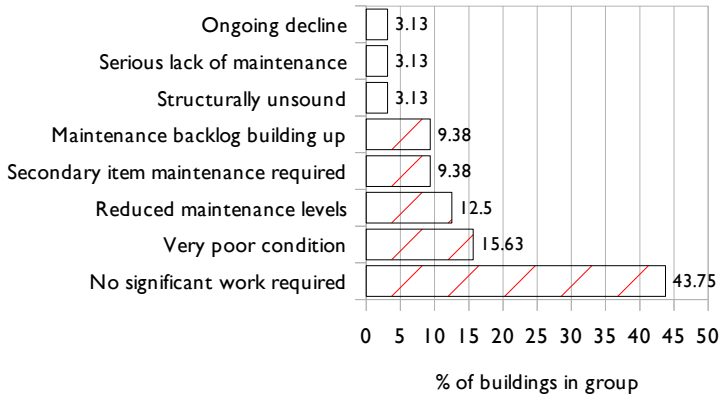
Wherever possible, the buildings should be considered in conjunction with the landscape in which they are set. Management plans should be put in place which take account of this. In isolation, repair to the buildings is unlikely to provide a long-term solution.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	3.13	0	0	0	0	0	100	0	100
II*	0	0	0	0	0	0	0	0	0
II	96.87	3.23	0	16.13	19.35	6.45	35.48	38.71	74.19
All	**100.00**	**3.13**	**0**	**15.63**	**18.75**	**6.25**	**37.5**	**37.5**	**75**

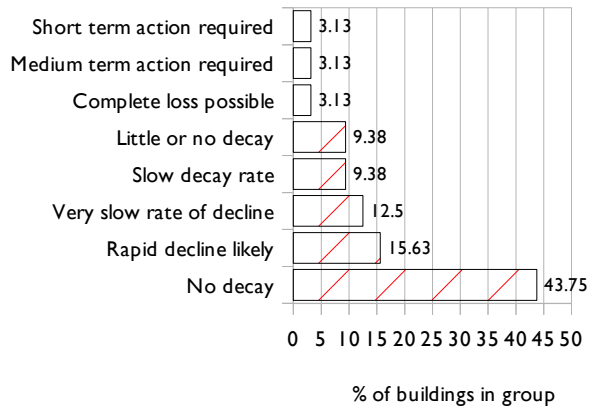
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	0	100	0	0	100	0	0	0
II*	0	0	0	0	0	0	0	0
II	58.06	22.58	16.13	3.23	54.84	3.23	0	41.94
All	**56.25**	**25**	**15.63**	**3.13**	**56.25**	**3.13**	**0**	**40.63**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*81.0*	*85.7*	*50.0*	*100.0*	*0.0*	*100.0*	*73.3*	*64.3*	*100.0*	*68.8*	*93.8*	*76.5*	*0.0*	*0.0*	*50.0*	*62.5*	*0.0*	*0.0*
Minor Repairs Needed	19.05	14.29	50.0	0.00	0.00	0.00	6.67	14.29	0.00	31.25	6.25	23.53	0.00	0.0	*50.00*	37.50	0.00	0.00
Major Repairs Needed	0.00	0.00	0.00	0.00	0.00	0.00	16.67	17.86	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	3.33	3.57	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[LB]

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.

HAA Score (Average) **= 85.41**

8.09%
at risk

8.3%
tombstones at risk

32.35%
in fair, poor or very bad condition

Numerical Summary

Risk Profile
At Risk
11
Vulnerable
33
Not at Risk
92

Condition Profile
Good
92
Fair
33
Poor
9
Very Bad
2

Occupancy Profile
Fully Occupied
0
Partly Occupied
0
Vacant
0
Structure
136

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 for some there is little positive action which 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 HAA 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.

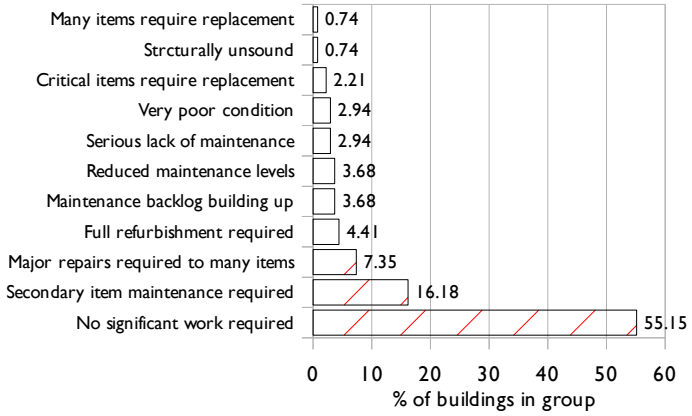
[3] The defects within churchyard monuments fall into two categories. Firstly, the general degradation due to attack by the elements and, secondly for the more complex structures, structural failure as a result of the breaking down of the building materials

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	1.47	0	0	0	0	50	0	0	0
II*	0	0	0	0	0	0	0	0	0
II	98.53	1.49	0	6.72	8.21	23.88	67.91	0	67.91
All	**100.00**	**1.47**	**0**	**6.62**	**8.09**	**24.26**	**67.65**	**0**	**67.65**

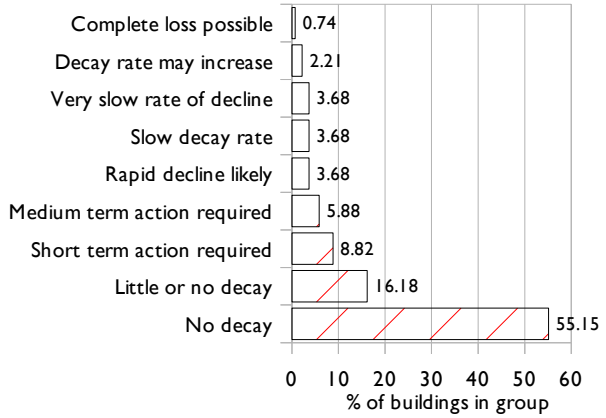
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	50	50	0	0	0	0	0	100
II*	0	0	0	0	0	0	0	0
II	67.91	23.88	6.72	1.49	0	0	0	100
All	**67.65**	**24.26**	**6.62**	**1.47**	**0**	**0**	**0**	**100**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*100.0*	*100.0*	*50.00*	*0.00*	*0.00*	*0.00*	*79.26*	*79.09*	*0.00*	*0.0*	*50.0*	*100.0*	*0.00*	*0.00*	*68.00*	*33.33*	*100.0*	*50.0*
Minor Repairs Needed	0.00	0.0	0.00	0.00	*0.00*	0.00	14.81	15.45	0.00	100.0	50.00	0.00	*0.00*	0.00	*28.00*	57.89	0.00	33.33
Major Repairs Needed	0.00	0.00	50.00	0.00	*0.00*	0.00	5.19	4.55	0.00	0.00	0.00	0.00	*0.00*	0.00	*4.00*	8.77	0.00	16.67
Replacement Needed	0.00	0.00	0.00	0.00	*0.00*	0.00	0.74	0.91	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[LB]

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.

HAA Score (Average) **= 82.60**

6.72% at risk

11.76% vulnerable

18.06% partly occupied or vacant

Numerical Summary

Risk Profile
At Risk
16
Vulnerable
28
Not at Risk
194

Condition Profile
Good
107
Fair
113
Poor
18
Very Bad
0

Occupancy Profile
Fully Occupied
195
Partly Occupied
28
Vacant
15
Structure
0

NTMI Score
0.420
(0.212 x stock value)

[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 HAA 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.

This is a large and considerably varied group of buildings. In some cases, the buildings were originally used for purposes other than those 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 44.96% 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 HAA analysis for the group is somewhat unusual, being one of the 'flattest' encountered[2]. This confirms a maintenance deficit in a wide range of building elements.

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 18.06% 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

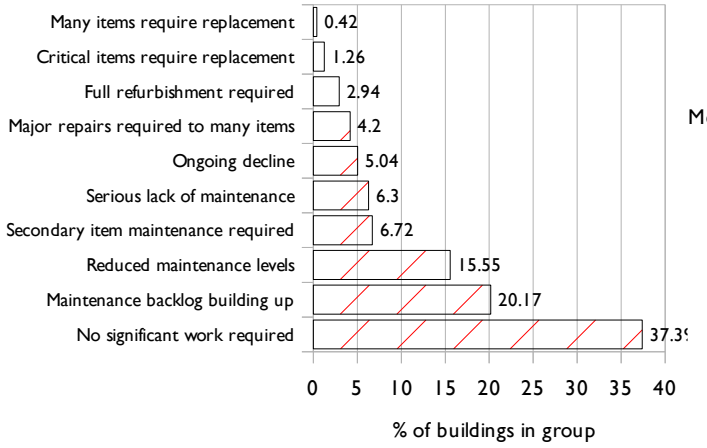
Every effort should be made to encourage the ongoing use of the buildings. Provision of alternative accommodation within the vicinity may give rise to pressures to lower the level of use of the building to be preserved.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	1.26	0	0	0	0	0	33.33	66.67	100
II*	96.22	0	0	33.33	33.33	0	16.67	50	66.67
II	2.52	0	0	6.11	6.11	12.23	37.55	44.1	81.66
All	**100.00**	**0**	**0**	**6.72**	**6.72**	**11.76**	**36.97**	**44.54**	**81.51**

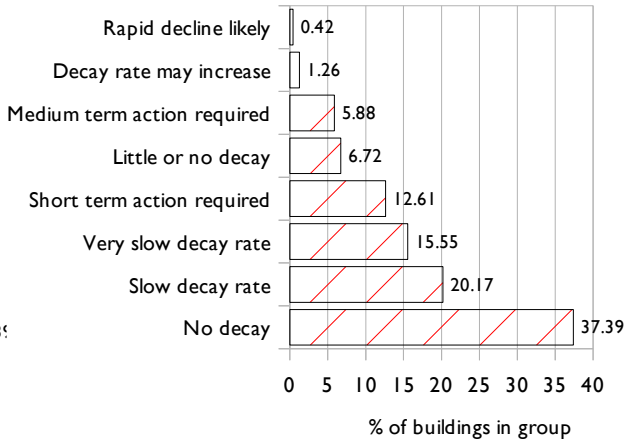
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	66.67	33.33	0	0	100	0	0	0
II*	50	16.67	33.33	0	66.67	16.67	16.67	0
II	44.54	48.47	6.99	0	82.1	11.79	6.11	0
All	**44.96**	**47.48**	**7.56**	**0**	**81.93**	**11.76**	**6.3**	**0**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*70.2*	*84.0*	*25.0*	*73.9*	*66.7*	*60.0*	*86.3*	*72.5*	*55.8*	*53.5*	*76.8*	*60.6*	*100.0*	*0.0*	*52.9*	*46.2*	*100.0*	*0.0*
Minor Repairs Needed	25.21	12.24	50.00	26.09	33.33	27.41	11.97	27.50	37.89	28.89	15.49	31.17	0.00	0.00	*25.29*	46.15	0.00	0.00
Major Repairs Needed	4.62	3.80	25.00	0.00	0.00	10.37	1.71	0.00	6.32	7.64	7.04	7.79	0.00	0.00	*11.76*	7.69	0.00	0.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	2.22	0.00	0.00	0.00	0.00	0.70	0.43	0.00	0.00	*0.00*	0.00	0.00	0.00

SHADED – significant issue for group

88 Outbuildings

8 9

Religious Buildings[LB]

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.
HAA Score (Average) **= 95.04**

0.0%
at risk
1.55%
vulnerable
95.88%
fully occupied

Numerical Summary

Risk Profile
At Risk
0
Vulnerable
3
Not at Risk
191

Condition Profile
Good
140
Fair
54
Poor
0
Very Bad
0

Occupancy Profile
Fully Occupied
186
Partly Occupied
3
Vacant
0
Structure
5

NTMI Score
0.515
(0.260 x stock value)

Overall, the condition profile for this group would tend to suggest that there are few areas for 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

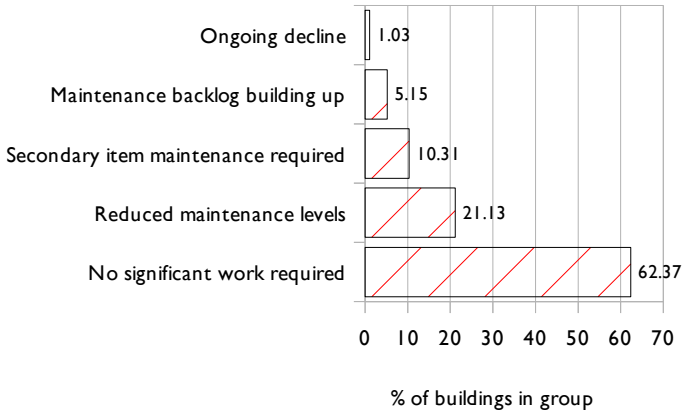
Regular maintenance to those buildings in use needs to be carried out. Any tendency to reduce the level of regular work and replace it with larger schemes on a less frequent basis should be resisted

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	50.00	0.00	0.00	0.00	0.00	2.06	26.70	71.13	97.94
II*	25.77	0.00	0.00	0.00	0.00	2.00	30.00	68.00	98.00
II	24.23	0.00	0.00	0.00	0.00	0.00	29.79	70.21	100.00
All	**100.00**	**0.00**	**0.00**	**0.00**	**0.00**	**1.55**	**28.35**	**70.10**	**98.45**

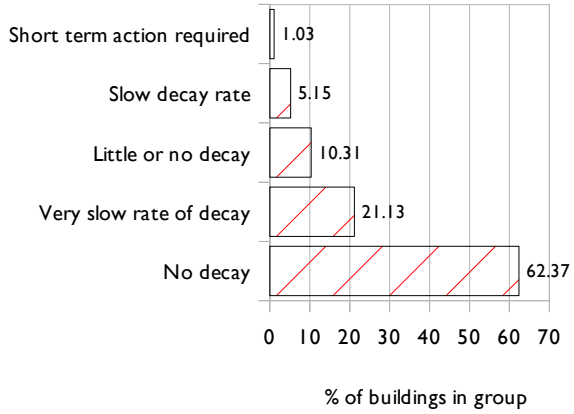
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	71.13	28.87	0.00	0.00	96.91	2.06	0.00	1.03
II*	68.00	32.00	0.00	0.00	98.00	2.00	0.00	0.00
II	78.72	21.28	0.00	0.00	91.49	0.00	0.00	8.51
All	**72.16**	**27.84**	**0.00**	**0.00**	**95.88**	**1.55**	**0.00**	**2.58**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*80.9*	*96.4*	*92.9*	*97.9*	*88.9*	*88.3*	*97.9*	*97.3*	*73.3*	*97.9*	*96.3*	*99.5*	*97.2*	*0.0*	*87.7*	*87.5*	*80.0*	*100.0*
Minor Repairs Needed	19.07	3.61	7.14	2.08	11.11	11.67	2.09	2.67	24.44	2.11	3.68	0.53	2.82	0.00	*12.35*	12.5	20.00	0.00
Major Repairs Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.22	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

89 Religious Buildings

8 10

Transport Buildings[LB]

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.

HAA Score (Average) **= 97.18**

0.00%
at risk
21.21%
vulnerable thee
75.76%
in good condition

Numerical Summary

Risk Profile
At Risk
0
Vulnerable
7
Not at Risk
26

Condition Profile
Good
25
Fair
8
Poor
0
Very Bad
0

Occupancy Profile
Fully Occupied
1
Partly Occupied
0
Vacant
0
Structure
32

NTMI Score
0.515

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

The HAA profile for the group tends to suggest that maintenance levels have been reasonable in recent times. 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 20% of cases, repointing or re-seating of stonework is now required.

Action Points

Masonry

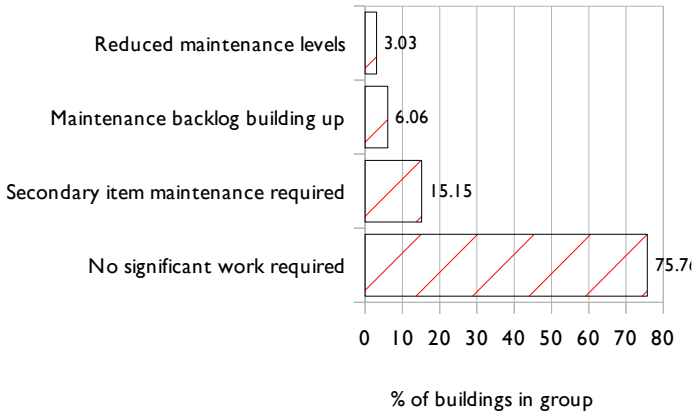
Attention should be paid to providing adequate repointing of masonry structures. Particular care is needed with regard to the parapets of bridges.

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	9.09	0	0	0	0	0	100	0	100
II*	87.88	0	0	0	0	100	0	0	0
II	3.03	0	0	0	0	20.69	79.31	0	79.31
All	**100.00**	**0**	**0**	**0**	**0**	**21.21**	**78.79**	**0**	**78.79**

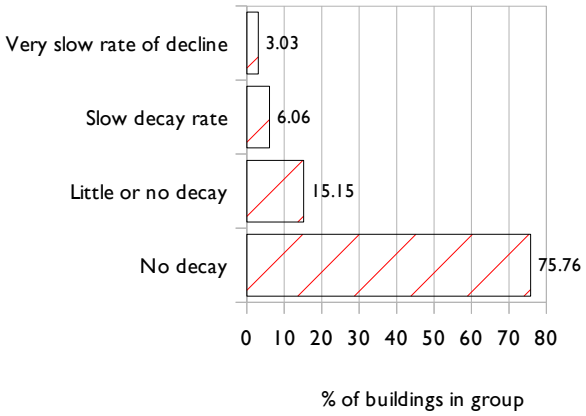
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

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	0	0	0	100
II*	0	100	0	0	0	0	0	100
II	75.86	24.14	0	0	3.45	0	0	96.55
All	**75.76**	**24.24**	**0**	**0**	**3.03**	**0**	**0**	**96.97**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*100.0*	*100.0*	*79.3*	*100.0*	*0.0*	*100.0*	*100.0*	*93.6*	*0.0*	*0.0*	*100.0*	*100.0*	*0.0*	*0.0*	*100.0*	*60.0*	*0.0*	*100.0*
Minor Repairs Needed	0.0	0.0	20.7	0.0	100.0	0.0	0.0	6.5	100.0	100.0	0.0	0.0	0.0	0.0	*0.0*	40.0	0.0	0.0
Major Repairs Needed	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	*0.0*	0.0	0.0	0.0
Replacement Needed	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	*0.0*	0.0	0.0	0.0

SHADED – significant issue for group

81 Transport Buildings

9 1

East Sussex LB (within SDNP)

HAA Score (Average) **= 94.50**

1.05%
at risk
4.01%
vulnerable
94.94%
not at risk

Numerical Summary

Risk Profile
At Risk
15
Vulnerable
57
Not at Risk
1351

Condition Profile
Good
998
Fair
408
Poor
16
Very Bad
1

Occupancy Profile
Fully Occupied
1268
Partly Occupied
29
Vacant
13
Structure
113

NTMI Score
1.827
(0.923 x stock value)

Overall, levels of risk and vulnerability for this part of the National Park are in line with the park as a whole.

Levels of risk and vulnerability vary considerably between parishes.

2.95% of the buildings are vacant or partly occupied.

Just under 40% of the buildings in the group need some action at the present time. In almost all cases, this work relates to a need for maintenance to exposed or secondary parts of the buildings.

There are very few buildings needing urgent action.

Use Group Statistics

At Risk (highest 5)

Ancillary	25.0%
Vacant	20.0%
Monument	8.1%
Outbuilding	8.1%
Other	5.9%

Vulnerable (highest 5)

Well	100%
Monument	35.1%
Boundary	24.4%
Garden	20.0%
Outbuilding	16.2%

Key Rankings

Risk

1. Seaford	16.7%
2. Ringmer	12.5%
3. Berwick	6.7%

Vulnerability

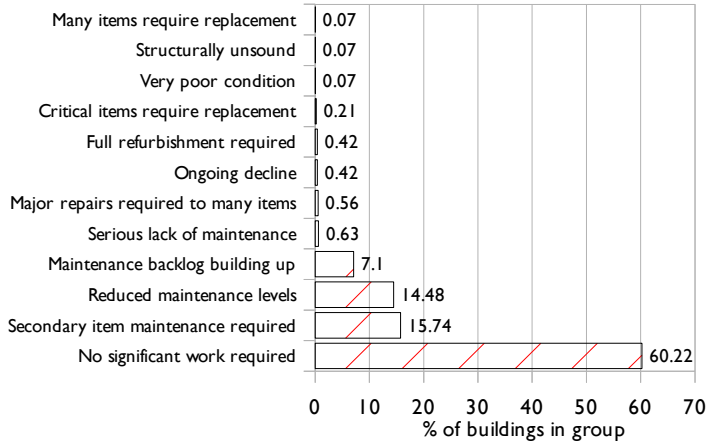
1. East Chilington	14.3%
2. Telscombe	11.8%
3. Long Man	9.6%

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	3.02	0	0	0	0	4.65	27.91	67.44	95.35
II*	3.72	0	0	0	0	1.89	28.3	69.81	98.11
II	93.26	0.08	0	1.06	1.13	4.07	30.29	64.51	94.8
All	**100.00**	**0.07**	**0**	**0.98**	**1.05**	**4.01**	**30.15**	**64.79**	**94.94**

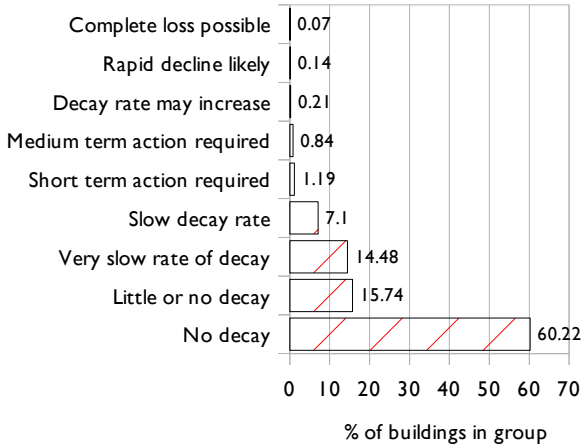
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	74.42	25.58	0	0	88.37	2.33	0	9.3
II*	73.58	26.42	0	0	92.45	3.77	0	3.77
II	69.86	28.86	1.21	0.08	89	1.96	0.98	8.06
All	**70.13**	**28.67**	**1.12**	**0.07**	**89.11**	**2.04**	**0.91**	**7.94**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*91.91*	*96.88*	*87.80*	*95.81*	*75.00*	*87.37*	*97.08*	*95.93*	*89.40*	*77.34*	*97.52*	*91.17*	*93.43*	*72.78*	*68.6*	*67.20*	*87.04*	*89.0*
Minor Repairs Needed	7.87	2.97	12.20	4.10	22.75	12.55	2.49	3.80	10.10	21.81	2.09	8.15	6.57	26.58	28.43	29.60	12.96	9.59
Major Repairs Needed	0.23	0.15	0.00	0.10	2.25	0.08	0.34	0.27	0.50	0.85	0.31	0.69	0.00	0.63	2.94	2.40	0.00	1.37
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.08	0.00	0.00	0.00	0.00	0.80	0.00	0.00

SHADED – significant issue for group

91 East Sussex

9 2 West Sussex LB (within SDNP)

HAA Score (Average) **= 94.17**

1.53% at risk
4.09% vulnerable
94.38% not at risk

Numerical Summary

Risk Profile
At Risk
42
Vulnerable
112
Not at Risk
2585

Condition Profile
Good
1942
Fair
748
Poor
45
Very Bad
4

Occupancy Profile
Fully Occupied
2484
Partly Occupied
58
Vacant
43
Structure
154

NTMI Score
1.825
(0.922x stock value)

Overall, levels of risk and vulnerability for this part of the National Park are in line with the park as a whole.

Levels of risk and vulnerability vary considerably between parishes.

3.69% of the buildings are vacant or partly occupied.

Just under 40% of the buildings in the group need some action at the present time. In almost all cases this work relates to a need for maintenance to exposed or secondary parts of the buildings.

There are a small number of buildings needing urgent action.

Use Group Statistics

At Risk (highest 5)

Process	50.0%
Monument	28.6%
Garden	27.8%
Vacant	17.6%
Boundary	6.8%

Vulnerable (highest 5)

Boundary	38.4%
Vacant	35.3%
Agricultural	26.0%
Transport	21.7%
Well	16.7%

Key Rankings

Risk

1. Walberton *(v small)*	50.0%
2. Westhampnett	23.1%
3. Wiston	11.1%

Vulnerability

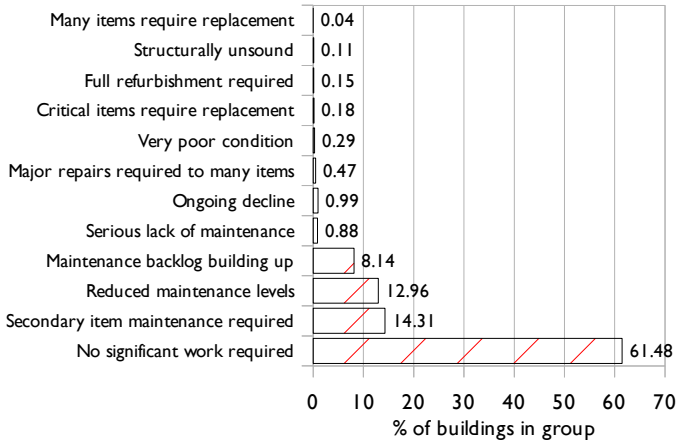
1. Coombes	25.0%
2. Upwaltham	20.0%
3. Arundel	12.9%

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	3.1	0	0	1.18	1.18	0	27.06	71.76	98.82
II*	3.58	0	0	1.02	1.02	4.08	17.35	77.55	94.9
II	93.32	0.16	0	1.41	1.56	4.23	27.27	66.94	94.21
All	**100.00**	**0.15**	**0**	**1.39**	**1.53**	**4.09**	**26.91**	**67.47**	**94.38**

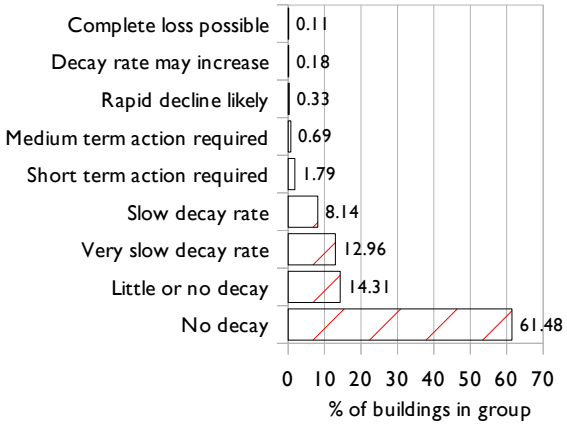
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	77.65	21.18	1.18	0	91.76	2.35	0	5.88
II*	78.57	20.41	1.02	0	92.86	4.08	1.02	2.04
II	70.38	27.78	1.68	0.16	90.57	2.03	1.64	5.75
All	**70.9**	**27.31**	**1.64**	**0.15**	**90.69**	**2.12**	**1.57**	**5.62**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	90.67	95.28	90.20	91.26	79.13	86.69	97.19	93.31	87.13	77.59	96.77	91.40	90.62	80.36	91.0	59.68	91.27	83.33
Minor Repairs Needed	9.06	4.45	7.84	8.51	19.83	12.17	2.17	6.12	12.02	20.91	2.41	7.72	9.23	17.86	6.72	37.63	8.73	16.67
Major Repairs Needed	0.19	0.19	1.96	0.23	1.04	0.80	0.56	0.54	0.85	1.38	0.67	0.81	0.14	1.79	2.24	2.15	0.00	0.00
Replacement Needed	0.08	0.08	0.00	0.00	0.00	0.34	0.08	0.04	0.00	0.12	0.16	0.08	0.00	0.00	0.00	0.54	0.00	0.00

SHADED – significant issue for group

9 3 Hampshire LB (within SDNP)

HAA Score (Average) **= 91.91**

1.57% at risk
5.62% vulnerable
92.81% not at risk

Numerical Summary

Risk Profile
At Risk
26
Vulnerable
93
Not at Risk
1536

Condition Profile
Good
1082
Fair
535
Poor
33
Very Bad
5

Occupancy Profile
Fully Occupied
1443
Partly Occupied
29
Vacant
14
Structure
170

NTMI Score
2.175
(1.10x stock value)

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

Occupancy levels are in general relatively high.

At the current time, over 44% of the buildings in the area need at least some action.

On the one hand, many buildings 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 generally in terms of maintenance, but there is also a significant number requiring short-term attention.

Use Group Statistics

At Risk (highest 5)

Ancillary	50.0%
Street Furniture	40.0%
Garden	11.1%
Boundary	10.8%
Monument	7.0%

Vulnerable (highest 5)

Well	100%
Boundary	54.1%
Vacant	25.0%
Monument	22.1%
Other	17.6%

Key Rankings

Risk

1. Kingsley *(v small)*	50.0%
2. Chilcomb	11.1%
3. Owslebury	5.9%

Vulnerability

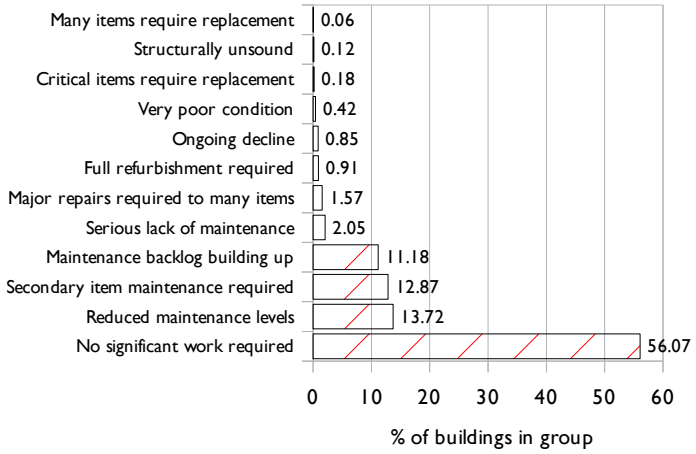
1. Kingsley *(v small)*	25.0%
Wickham *(v small)*	25.0%
2. Colemore	23.1%
3. Langrish	15.4%

Grade	% of Sample	Risk Assessment (% of sample)							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	1.51	0.00	0.00	0.00	0.00	4.00	40.00	56.00	96.00
II*	4.77	0.00	0.00	1.27	1.27	2.53	26.58	69.62	96.20
II	93.72	0.32	0.00	1.29	1.61	5.80	33.72	58.87	92.59
All	**100.00**	**0.30**	**0.00**	**1.27**	**1.57**	**5.62**	**33.47**	**59.34**	**92.81**

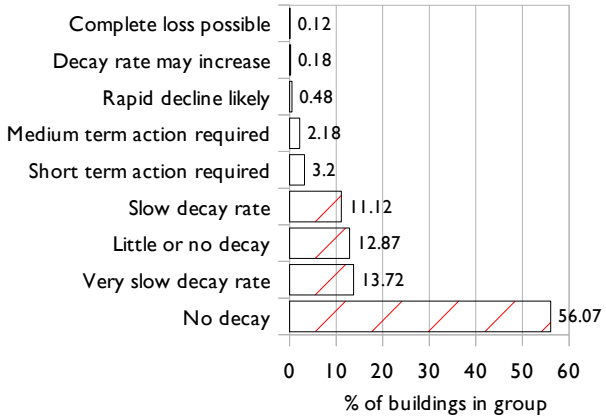
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample)				Occupancy Assessment (% of sample)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	60.00	40.00	0.00	0.00	92.00	0.00	0.00	8.00
II*	69.62	29.11	1.27	0.00	93.67	6.33	0.00	0.00
II	65.25	32.37	2.06	0.32	86.72	1.55	0.90	10.83
All	**65.38**	**32.33**	**1.99**	**0.30**	**87.13**	**1.75**	**0.85**	**10.27**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*84.06*	*92.76*	*80.00*	*86.80*	*80.26*	*87.19*	*94.02*	*91.19*	*82.71*	*79.75*	*96.91*	*89.99*	*87.79*	*65.62*	*64.21*	*45.13*	*83.93*	*82.50*
Minor Repairs Needed	15.41	6.70	20.00	13.04	18.64	12.22	5.19	7.90	15.41	19.55	2.67	9.41	11.96	34.37	32.63	46.90	12.50	10.00
Major Repairs Needed	0.53	0.54	0.00	0.17	1.10	0.59	0.53	0.77	1.88	0.70	0.42	0.54	0.25	0.00	2.11	7.08	1.79	5.00
Replacement Needed	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.14	0.00	0.00	0.00	0.07	0.00	0.00	1.05	0.88	1.79	2.50

SHADED – significant issue for group

10 Conservation Areas

0.51%
at risk (all buildings)

2.18%
vulnerable (all buildings)

97.31%
not at risk (all buildings)

Numerical Summary

Risk Profile
At Risk
All – 42
LB - 40
NL - 2
Vulnerable
All – 179
LB - 158
NL - 21
Not at Risk
All – 7981
LB - 3559
NL - 4422

Condition Profile
Good
All – 6487
LB - 2607
NL - 3880
Fair
All – 1660
LB - 1101
NL - 559
Poor
All – 49
LB - 43
NL - 6
Very Bad
All – 6
LB - 6
NL - 0

Occupancy Profile
Fully Occupied
All – 7770
LB - 3362
NL - 4408
Partly Occupied
All – 68
LB - 50
NL - 18
Vacant
All – 57
LB - 41
Nl - 16
Structure
All – 307
LB - 304
NL - 3

In addition to surveying the listed buildings in the park, all the unlisted buildings in the rural conservation areas were also inspected. This involved the assessment of over 4400 buildings in more than 150 separate areas.

Detailed analysis for each of the conservation areas is possible from the database application.

The analysis shows that the levels of risk and vulnerability are in general very low in conservation areas. This reflects the high property values in the areas and the dominance of domestic buildings.

The majority of conservation areas have no at risk buildings.

In general, the levels of risk and vulnerability in the unlisted buildings are lower than those for the listed ones. This is the case as the unlisted buildings are almost all domestic buildings and a number have been constructed in recent times. Individual properties appear, in the main part, to be well looked after by their owners. In areas with a high proportion of buildings owned by large estates, their maintenance policies and methods can be clearly seen.

The NTMI score for conservation areas can be a little misleading as many newer buildings with modern materials are included in the sample.

The NTMI score for listed buildings within conservation areas is 1.57. This is higher (more non-traditional materials) than the overall listed building stock. This is not atypical across the UK and may reflect the lack of monitoring of changes over time.

Conservation areas are designated for a number of reasons and an attempt has been made to identify the proportion of buildings which are located in the areas, but which do not form what can be identified to be part of its historic nature. This is a somewhat subjective assessment, but the measure used does give an initial feel for the variations in the conservation areas. The score (CAHp) given to the areas can vary between 100 – all buildings appear to be consistent with the reason for designation and 0 – no buildings appear to be consistent with the reason for designation. The database allows interrogation of this measure. The areas with lower scores are as set out below. Care needs to be taken in applying this variable, as area boundaries and albeit appropriate, large developments can have a major impact.

Piddinghoe	36.05
Funtington	41.67
Bramber	50.00
Watersfield	53.19
Heyshott	53.97
Burpham	54.84
Bepton	55.00

The average score across all conservation areas is 82.95

Key Rankings

Risk *(all buildings)*

1. Highdown	9.1%
2. Berwick	4.8%
3.Foxfield Green	4.3%

Vulnerability *(all buildings)*

1. Stanmer	15.2%
2. Petersfield	10.0%
3. Hardham	9.1%

NTMI (LB) & CAHp (all)

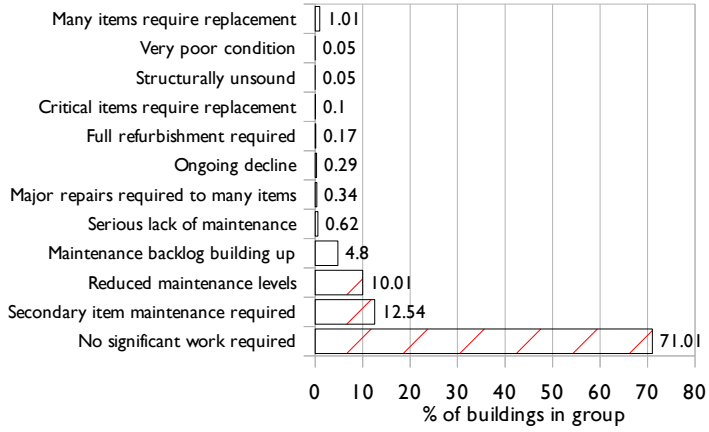
East Sussex	1.58	89.43
West Sussex	1.67	76.48
Hampshire	1.42	76.27
Adur	0.00	88.89
Arun	3.61	66.18
Chichester	1.78	76.70
East Hampshire	0.73	81.61
Horsham	0.00	77.13
Lewes	1.61	90.37
Mid Sussex	5.88	100.0
Wealden	1.45	85.92
Winchester	1.99	72.23

Grade	% of Sample	Risk Assessment (% of sample, all buildings))							
		At Risk				Vulnerable	Not at Risk		
		1	2	3	Total	4 / Total	5	6	Total
I	1.24	0	0	0.98	0.98	2.94	26.47	69.61	96.08
II*	1.6	0	0	0.76	0.76	0.76	25.19	73.28	98.47
II	42.96	0.17	0	0.91	1.08	4.37	30.73	63.82	94.55
NL	54.2	0	0	0.04	0.04	0.47	12.37	87.11	
All	**100.00**	**0.07**	**0**	**0.44**	**0.51**	**2.18**	**20.64**	**76.67**	**97.31**

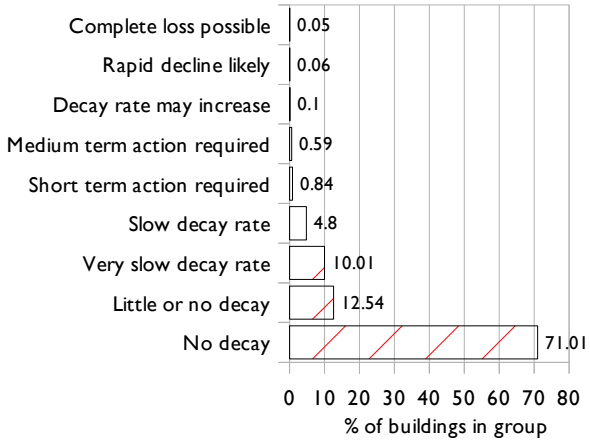
1 – Extreme Risk, 2 – Grave Risk, 3 – At Risk, 4 – Vulnerable, 5 – Not at Risk (maintenance required), 6 – Not at Risk

Grade	Condition Assessment (% of sample, all buildings)				Occupancy Assessment (% of sample, all buildings)			
	Good	Fair	Poor	Very Bad	Fully Occupied	Partly Occupied	Vacant	Structure
I	76.47	22.55	0.98	0	89.22	1.96	0	8.82
II*	74.81	24.43	0.76	0	96.18	1.53	0.76	1.53
II	68.98	29.68	1.16	0.17	89.25	1.31	1.14	8.31
NL	87.29	12.57	0.13	0	99.17	0.4	0.36	0.07
All	**79.09**	**20.24**	**0.6**	**0.07**	**94.73**	**0.83**	**0.69**	**3.74**

HAA Defect Assessment



HAA Rate of Change Assessment



Defect Distribution Matrix	Roof & Upper Parts						Main Walls			Windows & Doors				Secondary Items				
	Roofs	Flashings	Parapets	Chimneys	Rooflights / Dormers	Rainwater Goods	Wall Structure	Wall Pointing	Wall Rendering	Window Frames	Window Glazing	Doors	Porches	Shop Fronts	Architectural Details	Miscellaneous Walls	Miscellaneous Gates	Miscellaneous Railings
No Defects Present	*93.94*	*97.34*	*87.64*	*94.03*	*85.62*	*91.37*	*98.40*	*96.71*	*93.08*	*84.35*	*98.52*	*94.83*	*92.73*	*72.82*	*75.32*	*57.96*	*88.52*	*87.65*
Minor Repairs Needed	5.91	2.53	11.64	5.88	13.46	8.27	1.36	3.11	6.75	15.17	1.29	4.87	7.17	26.13	22.55	39.19	10.66	11.18
Major Repairs Needed	0.14	0.11	0.73	0.09	0.93	0.29	0.18	0.16	0.16	0.47	0.15	0.29	0.10	1.05	2.13	2.61	0.41	1.18
Replacement Needed	0.01	0.01	0.00	0.00	0.00	0.07	0.06	0.03	0.00	0.01	0.04	0.01	0.00	0.00	0.00	0.24	0.41	0.00

SHADED – significant issue for group

10 Conservation Areas