



Historic England

Biennial Report into the Care of the Government Historic Estate 2015-17



Compiled by the Government Historic Estates Unit

The Pagoda, Royal Botanical Gardens,
Kew, Greater London, restored 2018.
© Kathy Clark



Cover image: the Citadel, Dover Western Heights, Kent. Now redundant as an Immigration Removal Centre.
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The Rotunda, Woolwich, Greater London, dating in this form from 1820, is redundant and has a history of water ingress.
© Historic England

Foreword

Government and its agencies own many of the most remarkable buildings and monuments in the country, from the weightiest expressions of the dignity of the state to poignant memorials of national sacrifice, or great earthworks which are now of uncertain purpose. Their range and interest are an index of the nation's life, and they need looking after.

Concern for old buildings began in the eighteenth century with investigations into the much-abused Medieval remains of the Palace of Westminster, and the modern strength of conservation derives in part from the shock of knowing how close even George Gilbert Scott's magnificent Foreign Office came to complete destruction in the 1960s.

Soon we will be celebrating the centenary of the mighty work of Frank Baines to save Westminster Hall. And in the modern era, the governments which brought in listing realised that conservation must begin at home. This purpose holds, despite an increasingly fluid concept of government property, and it is subject of this Report.



Painted canvas imitating tapestry, in Hewell Grange, Worcestershire, a Category D Open Prison. © Historic England

Introduction

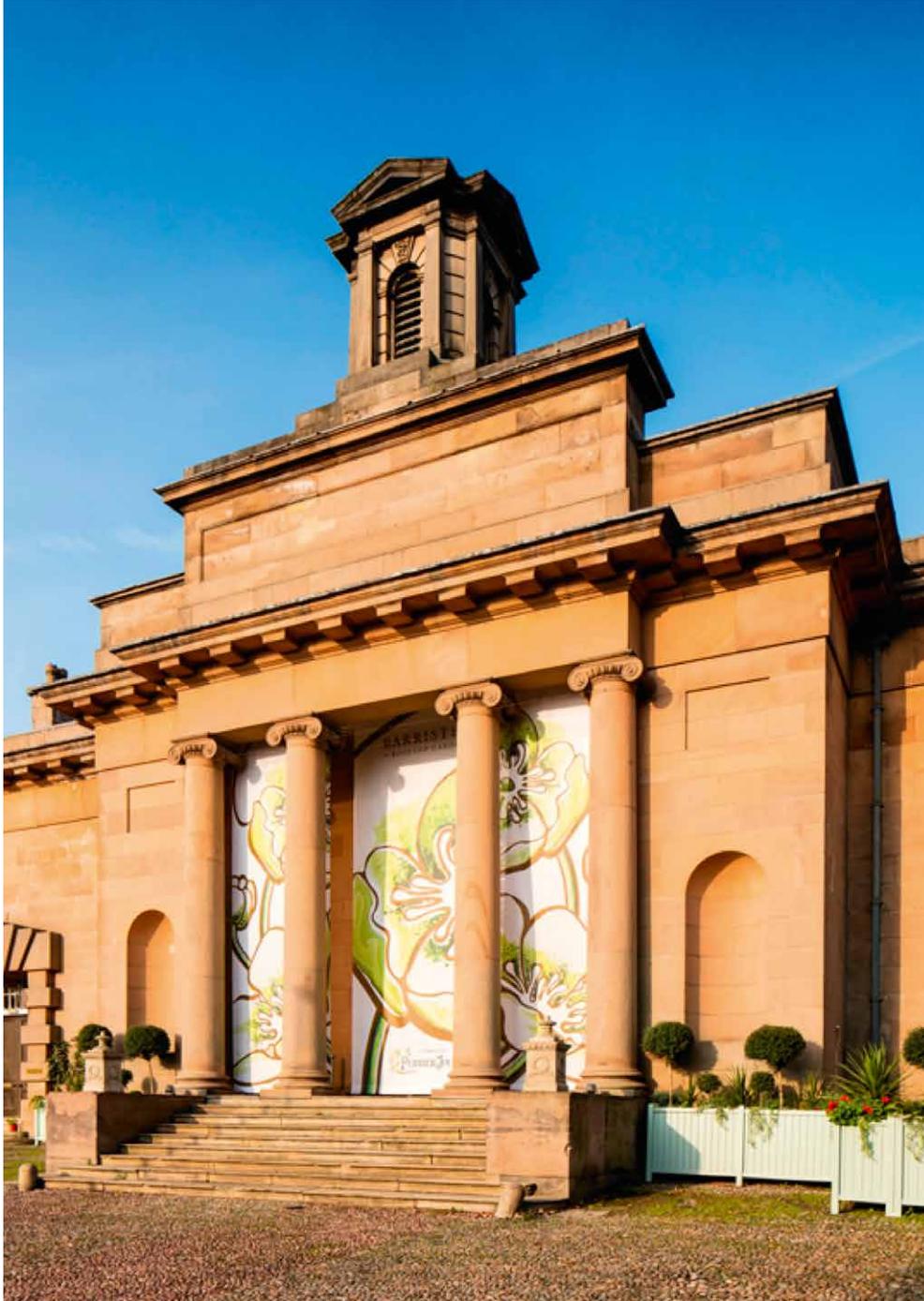
Every two years since 1997, what is now the Government Historic Estates Unit of Historic England has produced a report into the care of the historic assets owned or cared for by government departments, agencies and similar bodies. In the past, that [report](https://www.historicengland.org.uk/images-books/publications/biennial-conservation-report-1315/) (https://www.historicengland.org.uk/images-books/publications/biennial-conservation-report-1315/) was largely distilled from the reports produced by those bodies themselves. This one, covering the financial years 2015 to 2017, is somewhat different. It will be published only as a web document, and its core purpose is to analyse the answers to a set of questions about each body's care of the historic estate. This time around the analysis is quite general, because the results have little time depth, but we hope to refine the analysis in future reports. Many of the bodies have produced their own biennial reports, which have been used in producing this one. While the documents have a family resemblance, [the individual estates are hugely diverse](#) (see *Government Departments and others*) and this needs to be borne in mind throughout.



Powick Old Bridge, Worcestershire. © Historic England

Why conserve the historic estate?

The government and its agencies control a large amount of **property** and much of this is listed, i.e. it carries some form of protection under the law because of its historic, architectural or design interest (see *How Government Owns Property*). Some of this property is simply of special interest, but a good deal of it is outstanding, and a few of these sites are of international importance. It is a decade since these sites mostly ceased to be exempt from the planning laws (although they remain exempt from scheduled monument consent legislation). Their owners and users must obey the usual rules relating to what can be done with protected sites. In addition, **successive governments since 1991** (see *How the Protocol came into Use*) have recognised that they cannot ask the rest of the property-owning public to conserve the historic environment unless they do so themselves. The short document setting out how government departments will ensure that the right standards are maintained is called the **Protocol** (<https://www.historicengland.org.uk/images-books/publications/protocol-for-the-care-of-the-government-historic-estate/>). See below for a report on how they are doing.



Knutsford Sessions House, Cheshire, now converted to an events venue. © Historic England

Major change in the historic estate

The period covered by this report has been dominated by some large-scale changes in the historic estate, mostly to reduce the overall government footprint, and generally with the intention of increasing the land available for housing. These major changes bring both challenges and opportunities. **Sites may be proposed for disposal for several reasons**, and government's way of going about it varies (see *Government Policy and Practice on Disposals*). Sometimes it is desirable because of the condition of the heritage assets, and here disposal may offer the chance to give the site a fresh start. If a site is expected to carry a significant amount of new development, the challenge is to make sure the significance of the asset survives that evolution. Sites which are poorly understood (either by the seller or the buyer) will sell more slowly and be less productive. This matters when departments need to divest in order to realise funds for the maintenance of their remaining properties, as is usually the case today. **Historic England has devised services** (<https://www.historicengland.org.uk/services-skills/our-planning-services/charter/Our-pre-application-advisory-service/>) which can assist government bodies to assess significance fully ahead of disposal, so as to 'de-risk' each site. Historic England will continue to work with the relevant bodies to find solutions in these cases.



A section of Offa's Dyke in Herefordshire, suffering from erosion by visitors.
© Historic England

How they are doing

We asked a series of twelve questions of the departments and agencies known to have significant heritage holdings. Each main question reflected a requirement or recommendation in the Protocol.

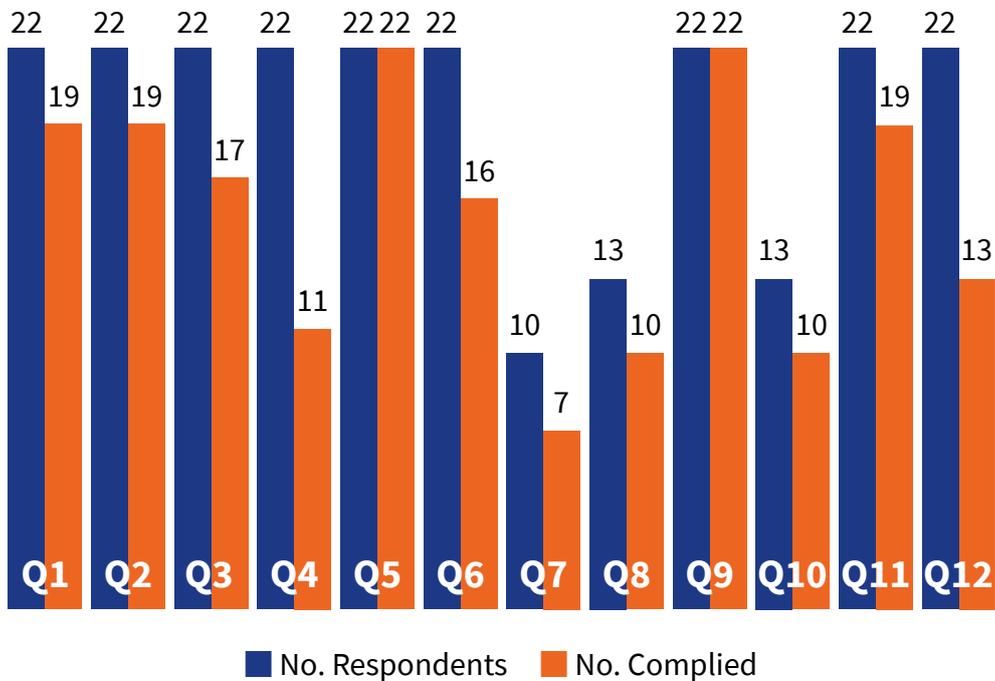
The resulting answers have been combined in the following tables, here clustered by theme. They cannot give a complete picture of the Government's historic estate, as change is constant and not all the information received can be moderated. But the overall picture is fairly encouraging. Faced with frequent retrenchment and even more frequent re-assessment, government property professionals have managed to hold to the provisions of the Protocol in most cases, and even to complete renovations which add value to their sites.

The diversity of the estates needs always to be remembered. They range from the UK Supreme Court, which simply has its own Grade I building (finely re-purposed in 2009), to the Ministry of Defence which has over 1300 heritage assets, and the Environment Agency which has all or part of up to 1450 such sites. The assets themselves range from buildings to archaeological sites and historic parks, and may have been constructed by the bodies concerned or have been acquired later, perhaps for their land. These diverse origins, shapes and sizes affect their future as much as the varied purposes of the bodies contributing to the Report.

The Questions

- Q1.** Do you have a heritage officer? If so, give examples of their contact with property managers and the results.
- Q2.** Do your professional advisers and contractors have appropriate expertise, and how do you ensure this?
- Q3.** Where change has been proposed, has the significance of any heritage asset affected been factored in? Impact Assessments ahead of works will usually be needed to demonstrate this.
- Q4.** Do you have up-to-date Conservation Management Plans for all your sites?
- Q5.** Do you have regular condition surveys? When were they most recently undertaken?
- Q6.** Do you have a planned programme of repairs and maintenance which builds upon the survey work, and what is the maintenance cycle?
- Q7.** Do you have a heritage strategy for your Heritage at Risk items, if any? (There needs to be one for each site at risk). If so, what contact have you had with the local planning authority or with Historic England?
- Q8.** If you have any unoccupied properties, or properties that have been marked for disposal, what arrangements are in place to keep them in a safe, secure and stable condition? Again, this question needs to be understood in relation to individual properties though general practice is also relevant.
- Q9.** Have you complied with the statutory procedures that regulate work to designated heritage assets? Could you give us a figure for the number of applications that have been made?
- Q10.** Has new design enhanced the historic environment?
- Q11.** Are your records of work maintained and deposited appropriately?
- Q12.** Lastly, can we have a copy of your biennial conservation report?

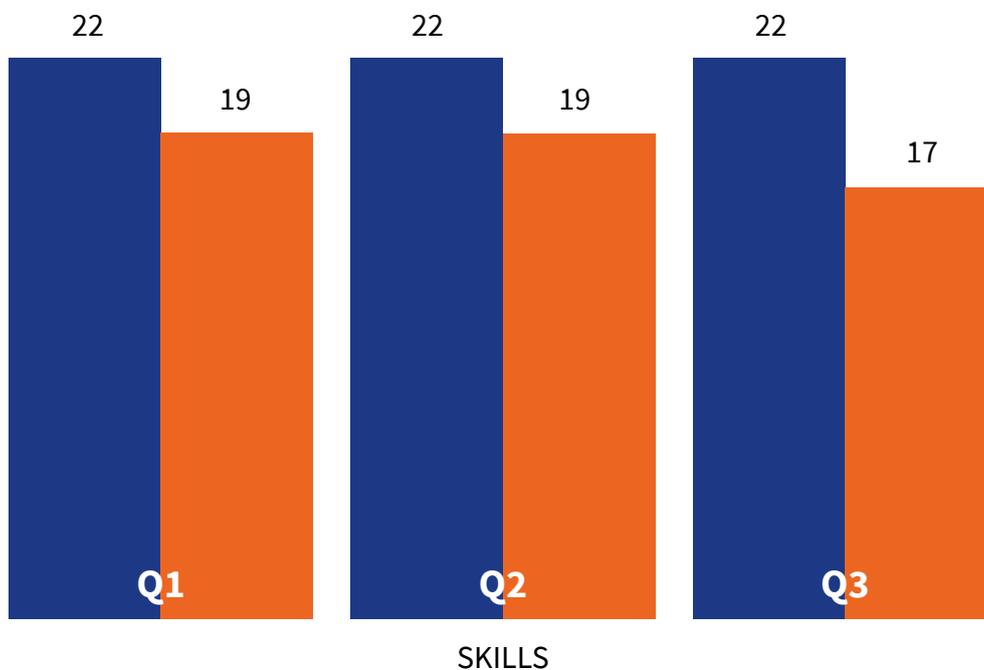
The Results



We asked each body a cluster of questions designed to address the first three sections of the Protocol. These ask: do you have a ‘responsible person’ who gathers the information and should be able to understand it – because that person should ideally be in charge of ensuring standards; do you make sure that your contractors have the right understanding and qualifications; and does the special interest of the assets therefore inform proposals so we can be sure it is being preserved? The last question introduces what has been called the ‘golden thread’, the linking of what is special to what work is undertaken and how it is carried out.

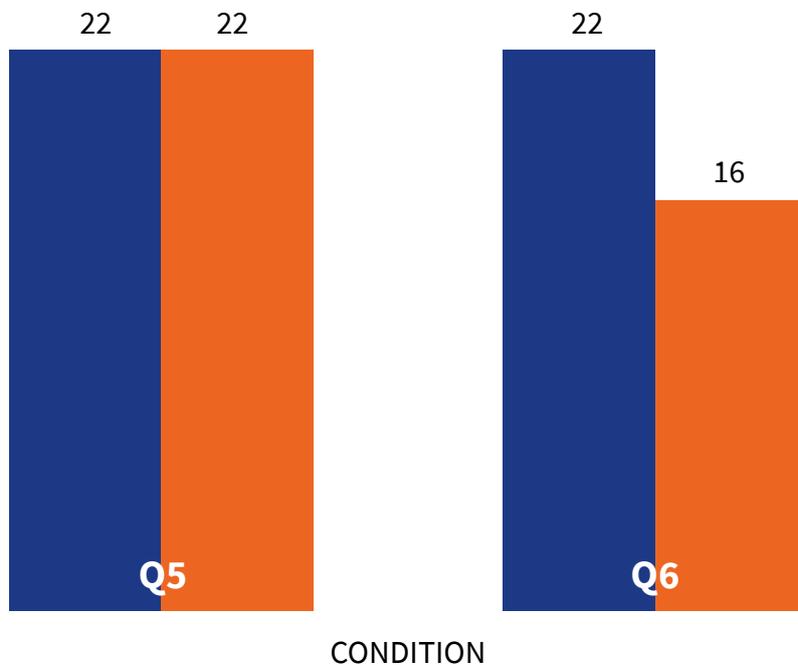
- Q1.** Do you have a heritage officer? If so, give examples of their contact with property managers and the results.
- Q2.** Do your professional advisers and contractors have appropriate expertise, and how do you ensure this?
- Q3.** Where change has been proposed, has the significance of any heritage asset affected been factored in? Impact Assessments ahead of works will usually be needed to demonstrate this.

All respondents were expected to answer these questions, and the response on the first two was good (both **86%**). This is especially important because today most work to government or agency buildings is undertaken by private contractors, usually including the oversight of the work. The third question is harder to answer, and here the response was less uniform, assessed as **77%**. We will be seeking to explore the less assured answers, which came largely from extensive estates.



The **assessment of condition** has been a mainstay of understanding how government was performing since the first reaction to the White Paper, *Our Common Inheritance*, of 1990. We asked two questions specifically about this: whether the buildings or features are inspected regularly, and what maintenance cycle or regime follows from that.

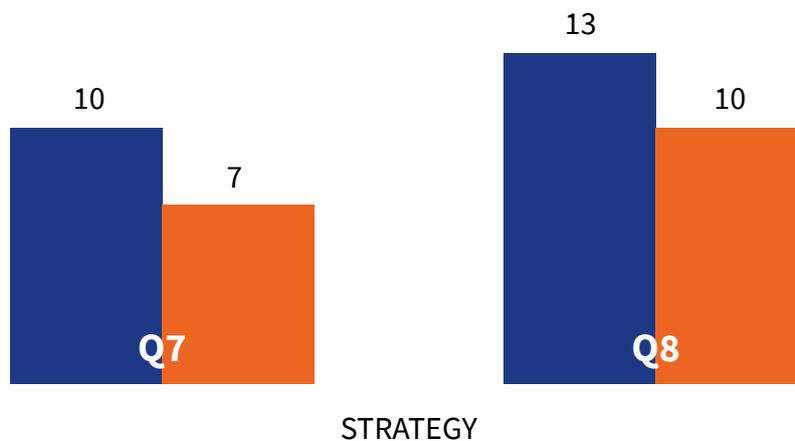
- Q5.** Do you have regular condition surveys? When were they most recently undertaken?
- Q6.** Do you have a planned programme of repairs and maintenance which builds upon the survey work, and what is the maintenance cycle?



All respondents returned a positive answer to Question 5 (**100%**). The next question looked to how those regular surveys worked through into action, and what the habitual practice was for cyclical maintenance – both being ways to understand how a site’s managers ensure that work is timely. Here the answers suggested that surveys might be one thing, and action another, the overall assessment being no more than **72%**. Again, the extensive estates do not in all cases demonstrate a clear link between survey and action.

The public estate includes a number of sites which appear on the Heritage at Risk Register of Historic England (see [Annex](#)). The Protocol is clear that there should be a positive strategy on each building at risk, and that buildings or sites marked for disposal should be maintained adequately in any waiting period.

- Q7.** Do you have a heritage strategy for your Heritage at Risk items, if any? (There needs to be one for each site at risk). If so, what contact have you had with the local planning authority or with Historic England?
- Q8.** If you have any unoccupied properties, or properties that have been marked for disposal, what arrangements are in place to keep them in a safe, secure and stable condition? Again, this question needs to be understood in relation to individual properties though general practice is also relevant.

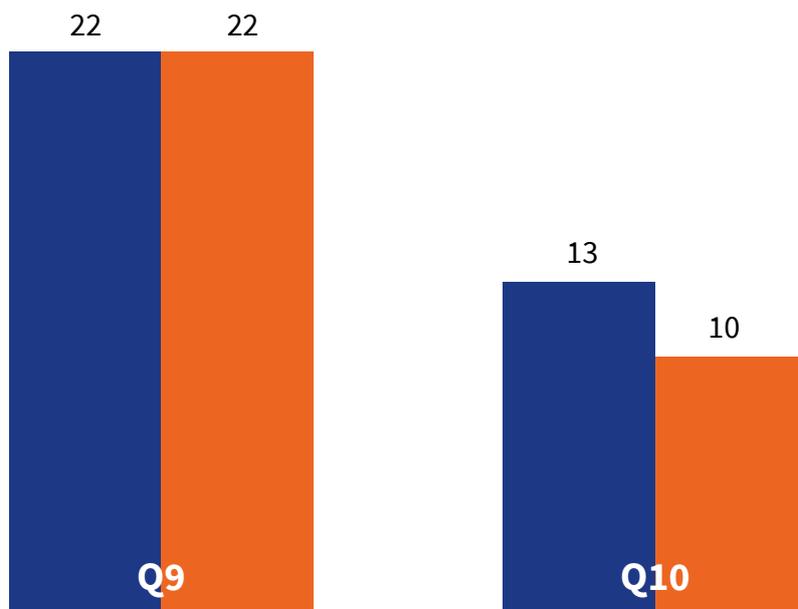


These questions did not apply to all respondents, but where they did the response suggested rather less attention towards those sites than to the working estate of an organisation. While managers must prioritise, it is still in the public interest for such sites to be maintained so that they can be a going proposition for future users and retain their special interest. In an era of major disposals this is a category which we shall want to monitor closely.

Naturally the Protocol asks departments and agencies to abide by the rules and make applications for the appropriate consents. It is now more than a decade since almost all exemptions from the planning system were removed, remaining only where security arguments are uppermost. The respondents have therefore all needed to make applications during this period. However it is right that the Protocol does not look only at the letter of the legislation, but at its spirit, urging enhancement wherever possible.

Q9. Have you complied with the statutory procedures that regulate work to designated heritage assets? Could you give us a figure for the number of applications that have been made?

Q10. Has new design enhanced the historic environment?

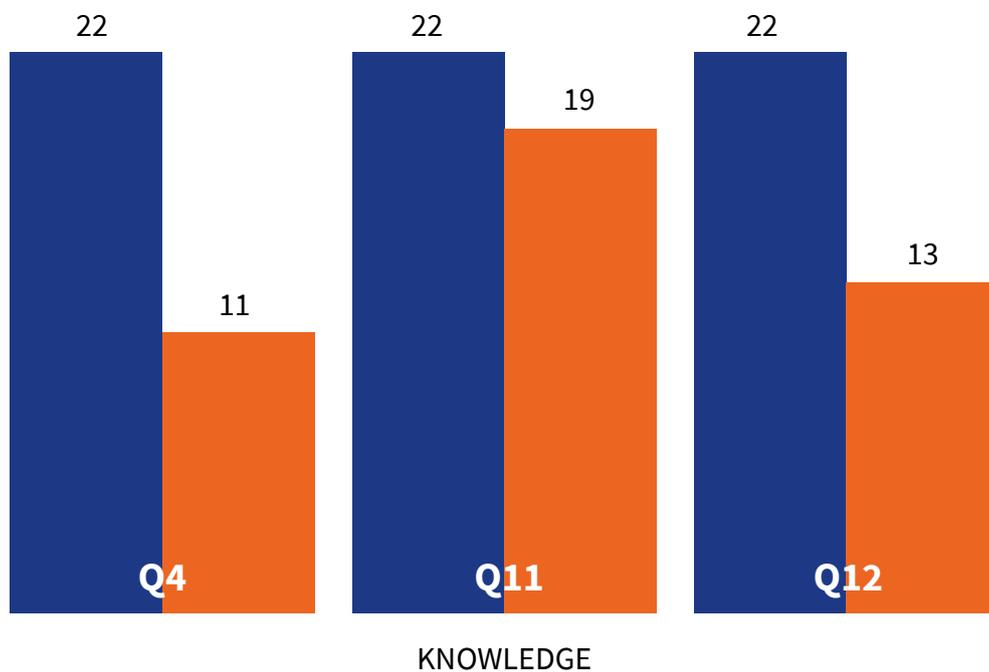


APPLICATIONS

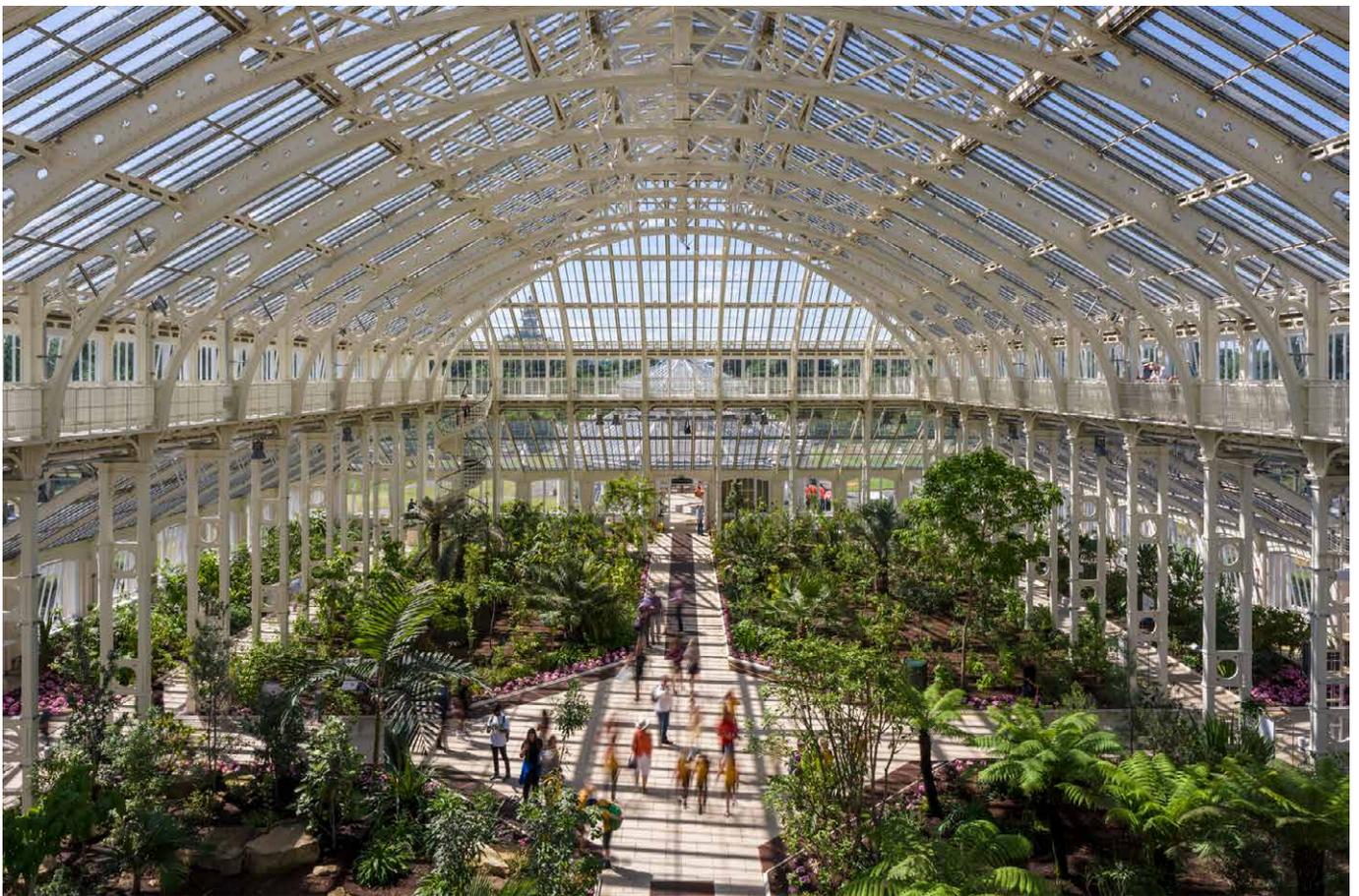
100% of respondents stated that they had complied with the statutory procedures during this period, though relatively few keep a full record of the process. The question about enhancement was answered by only a few, which is perhaps inevitable in a period of austerity, yet some fine refurbishments have been carried out as well as environmental improvements.

We also asked how well respondents understood their sites and how they knew what had happened to them. The obvious question here was No 12, which asked for the body's own Biennial Report. However we also asked whether the sites had **Conservation Management Plans** (see *Conservation Plans*). These are not mandatory under the Protocol, but have proved their worth over the years because the process of understanding a site helps to inform successful conservation. And it is too easy to forget that good records need to be kept and to be accessible, so that an understanding of condition is based on knowing how the fabric has fared over time and what interventions have been made.

- Q4.** Do you have up-to-date Conservation Management Plans for all your sites?
- Q11.** Are your records of work maintained and deposited appropriately?
- Q12.** Lastly, can we have a copy of your biennial conservation report?



Only 50% of respondents had conservation plans. Plans certainly do not exist for all the buildings which could benefit by them. The figure for Biennial Reports, at 59%, is little better and here there is an obvious topical value to the work. Although we were primarily seeking replies to the Questions, the obligation to provide a Report remains clear in the Protocol; the failure to produce these perhaps indicates the difficulties which heritage officers are under in stepping back from their immediate duties to take stock. Most work is archived, but more use could be made of this important material.



Temperate House, Royal Botanical Gardens, Kew, Greater London. © Gareth Gardner



The new Ravens' Cages at the Tower of London, Greater London, designed by Llowarch & Llowarch in 2015.
© Historic Royal Palaces

Conclusions and lessons

This analysis has been deliberately high-level because we have as yet no earlier set for direct comparison. The broad conclusion is that those who are responsible for the immense cultural capital still held by government and its agencies remain aware of the task of its conservation – and by and large they perform it as intended, to the standards expected of others. There are no drastic contrasts in this picture within the government estate. However the very large disparity of scale between the extensive estates and the rest, clear from the estimated [list of assets](#) (see *Government Departments and Others*), needs to be analysed more fully in the future. It seems likely that the extensive estates have more trouble monitoring the condition of their sites, and in some cases lack the means to alleviate problems when they arise. Four-fifths of the total number of assets are in extensive estates that perform below the average overall.



Penyard Castle, Herefordshire , in 2015 and after consolidation in 2016.
© Forestry Commission

Annex

Heritage at Risk

Inevitably, there are heritage assets which are under threat on the government estate (see *Heritage at Risk on the Government Historic Estate 2015-7*), either from the action of nature or decay. Many of the most persistent cases cannot easily be put to another use which might preserve them, often because of their location – but some of the standing buildings need major investment to bring them back into use. In other cases, however, long and now successful campaigns have been waged to repair buildings of great merit. From the last register we have removed – for example – Brompton Cemetery (The Royal Parks), the Temperate House at Kew Gardens (Royal Botanic Gardens Kew), and Camber Castle (English Heritage), as well as a clutch of field monuments from North Yorkshire to Wiltshire. In every case the initiative of the body concerned was crucial.

The total number of items in the Biennial Report Annex for 2013-2015 was **122** and the number in this Report is **112** (eleven removals, one addition).

Heritage at Risk on the Government Historic Estate 2015-7

The annexed list of heritage assets at risk has been put together in conjunction with most of the bodies represented. It is unlikely to be exhaustive. There is a considerable overlap between this list and the Historic England HAR Register, and most of the descriptions have been drawn from the main register. However it also contains some Grade II sites, which are mostly not recorded (outside London) on the national database*. The standing buildings, whether listed or scheduled, have ‘priority categories’ in accordance with the Heritage at Risk methodology:

- A.** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
- B.** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
- C.** Slow decay; no solution agreed
- D.** Slow decay; solution agreed but not yet implemented
- E.** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)
- F.** Repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented

Other ways of categorising risk and condition apply to other types of site, as detailed in <https://www.historicengland.org.uk/advice/heritage-at-risk/search-register/key-to-terms-and-abbreviations/>.

* These entries are shaded in the ‘listing’ column.

Some of the scheduled sites, especially linear monuments, may be in several parts and their ownership split, with a consequent variation in the risk assessment. Efforts have been made to list only those where the part at risk is in the ownership of a relevant body.

You can find the list for each body by clicking on the link below:

[**The Department for Transport**](#)

[**English Heritage**](#)

[**The Environment Agency**](#)

[**The Forestry Commission**](#)

[**Historic England**](#)

[**Homes England**](#)

[**The Ministry of Defence**](#)

[**The Ministry of Justice**](#)

[**The Royal Household**](#)

The following bodies, represented on the list in the 2013-2015 Biennial Report, are not here because their entries have been resolved:

- Royal Botanic Garden, Kew (for the Temperate House)
- The Royal Parks (for Brompton Cemetery)

The one property formerly held by the Land Registry which is at risk has been transferred to Homes England and appears under that entry (Former Regional Seat of Government, Nottingham).

Department for Transport

Site Name	UID	Listing	Category	Date Listed as HAR	Description
Devon					
Officers' quarters, Agaton Fort, Devon.	1002613	Scheduled monument	C	18/11/1997	One of the ring of C19 land forts built to defend Plymouth. Overlooks River Tamar. Irregular pentagonal plan, with deep ditch on four sides protected by caponiers and a counterscarp gallery. Internally the officer's quarters, cookhouse and barracks, seven of twenty open gun positions, one Haxo casement, five expense magazines and two of previous six mortar batteries survive. Ceased military use in 1958 but was used as Heavy Goods Vehicle testing centre (partly in a modern building) until 2015. Vacancy is concerning and there are significant problems with dry rot and vegetation management.

English Heritage

Site Name	UID	Listing	Category	Date Listed as HAR	Description
Durham					
Derwentcote steel cementation furnace, iron finery forge and drift coal mine.	1015522	Scheduled Monument. Listed Grade I	D	14/08/2008	A large and difficult site which is now improving through local engagement and Heritage Lottery funding.
Greater Manchester					
Baguley Hall, Hall Lane, Manchester.	1291962	Listed Building. Listed Grade I	E	25/02/1997	Medieval hall managed by English Heritage on behalf of the Secretary of State for Digital, Culture, Media and Sport. English Heritage and Historic England are committed to securing a sustainable long term solution for the building.
Kent					
The north entrance, north-centre bastion and adjoining detached bastion on the Western Heights, Dover.	1020298	Scheduled Monument	C	26/11/1997	A multi-phase, post-medieval fortification, with extant structures largely dating from the Royal Commission period of military construction. Site is at risk in part due to lack of joined up management leading to lapsed maintenance, but also issues with funding. On this part of the site (another part is owned by Ministry of Justice) a defects survey is being completed after which works will be discussed.

Environment Agency

Site Name	UID	Listing	Category	Date Listed as HAR	Description
Gloucestershire					
Lydney Harbour and Docks, Gloucestershire.	1002079	Scheduled monument	C	18/11/1997	The docks and harbour date from c1810 to 1821 and were once the main commercial port serving industry in the district. The Inner Basin is still in poor condition and needs extensive repairs. A local partnership group through the Local Authority are looking for funding to repair some structures and enhance the visitor experience of the site. Work has also been on-going to clear and control vegetation on the site.

Forestry Commission

Site Name	UID	Listing	Category	Date Listed as HAR	Description
Cheshire					
Glassworking remains in Glazier's Hollow, 330 metres south of Kingswood Cottage.	1020705	Scheduled Monument	B	14/08/2008	A management agreement is being discussed.
Cumbria					
Prehistoric enclosure, field system and cairnfield, and medieval and early post-medieval settlements and field systems 600m SSW of Blacklyne House.	1016089	Scheduled Monument	F	14/08/2008	Although a management plan has been prepared by the Forestry Commission, severe bracken infestation will have damaged the site.
Devon					
Post-medieval deer park, medieval fishpond, and a C19 lead mine, ore works and smelt mill at Boringdon Park.	1020565	Scheduled Monument	D	14/08/2008	The site is at risk as walls are under threat of collapse due to tree growth. Removal of trees from these and mining structures have left some in urgent need of repair, some of which is now being undertaken.

Thorn Barrow 520 metres south east of Coop, in Highermoor Plantations.	1017144	Scheduled Monument	F	14/08/2008	A bowl barrow known as Thorn Barrow, situated on a high upland ridge overlooking the valley of a tributary to the River Wolf. It is one of a number of single, widely dispersed barrows which lie in this area and are each the subject of separate schedulings. The monument survives as an oval mound which measures 49.5m north to south and 42.9m east to west and is up to 1.6m high. Having been brought under a new 10 year woodland management plan the site is believed to be stable under positive management.
Dorset					
Bowl barrow 610 metres east of Bere Heath Farm.	1015365	Scheduled Monument	F	14/08/2008	The barrow has been occupied by badgers and there is extensive damage on all sides of the mound. There is a management plan to remove and control the badgers, and protect the monument from scrub regeneration.
Gloucestershire					
Offa's Dyke: section in Caswell Wood, 280 metres west of Beeches Farm.	1020601	Scheduled Monument	B	14/08/2008	Medieval earthwork. There is significant erosion by visitors in places. A conservation management plan is now in place.
Offa's Dyke: section in Passage Grove, 660 metres west of Sheepecot.	1020603	Scheduled Monument	B	14/08/2008	The monument is at risk from two badger setts. It has also been affected by significant erosion in places due to the Offa's Dyke Long Distance Path. A conservation management plan is now in place.
Offa's Dyke: section in Worgan's Wood, 800 metres west of Chase Farm.	1020605	Scheduled Monument	F	14/08/2008	There are some active badger setts in the side of the bank. A conservation management plan is now in place.
Hampshire					
Castle Hill, Chilworth.		Scheduled Monument	B	2009	Prehistoric enclosure. This site is at risk from scrub and sapling growth and also from anti-social activity such as vandalism and fires. There is on-going discussion with the Forestry Commission regarding future management.
Hillfort 400m south of Home Farm, Denny Lodge, New Forest.	1017019	Scheduled Monument	F	14/08/2008	The fort is at risk from bracken growth and badger activity, which is being monitored.
Isle of Wight					
Bouldnor Battery, Shalfleet, Isle of Wight.	1010011	Scheduled Monument	C		Battery built in 1938 situated on west coast of the Isle of Wight to help protect the Solent. Buried components no longer accessible but survive. Mainly constructed from reinforced concrete. Historic England has grant aided temporary propping and waterproofing of the roofs. Historic England is now working with the owners to complete an Options Appraisal to develop a long term plan for the conservation and possible use of the monument.

Northumberland

Cross dyke, south of Campville, Harbottle.	1011396	Scheduled Monument	A	14/08/2008	This cross dyke is at risk from bracken growth and selfset trees
Blacka Burn shieling, Blacka Burn.	1010038	Scheduled Monument	D	14/08/2008	The monument is at risk from tree growth but this is being monitored.
Two cairn cemeteries west of Willie Law.	1006451	Scheduled Monument	B	14/08/2008	The monument is at risk from tree growth.

North Yorkshire

Broxa Forest: Square barrow in Broxa Forest, 285m west of Swarth Howe.	1019888	Scheduled Monument	F	14/08/2008	At risk from bracken which covers most of the site.
Broxa Forest: Square barrow in Broxa Forest, 720m south west of Surgate Brow Farm.	1019562	Scheduled Monument	F	14/08/2008	At risk from the spread of bracken. A management plan is in place.
Broxa Forest: The Thieves' Dikes: prehistoric linear boundaries and associated features.	1019627	Scheduled Monument	A	14/08/2008	This is a complex monument which is protected in four constraint areas, covering different management regimes and ownership. At risk from arable clipping. An agreed management plan should help deal with many of these issues. There are signs of illegal access by motorcyclists which the Forestry Commission will address.
Mount Misery Farmhouse, Estell Lane.	1168024	Listed Building. Listed Grade II	E	1999	Late 17th Century farmhouse. The building has been re-roofed but further works are required and it is not occupied.
Dalby Forest: Cross dyke centred 480m south of Fox and Rabbit Farm.	1021170	Scheduled Monument	F	14/08/2008	This cross dyke is protected in three constraint areas which fall under a number of different management regimes. It is at risk from scrub growth, arable clipping and an actively worked plantation.
Dalby Forest: Oxmoor and Givendale Dikes: prehistoric linear boundaries and associated features.	1020834	Scheduled Monument	E	14/08/2008	The dikes are under several different management regimes. Bracken and arable clipping and ploughing are the main threats, while badger burrowing and scrub are issues at other parts of the site.
Dalby Forest: Rabbit type 570m south east of Pexton Moor Farm.	1020675	Scheduled Monument	F	14/08/2008	The monument is at risk from bracken, scrub and tree growth. A management plan to deal with these issues has been agreed but not implemented.
Dalby Forest: Round barrow at Blanket Head, 350m north west of Broad Head Farm.	1020698	Scheduled Monument	E	14/08/2008	At risk from bracken and scrub growth. A management plan has been agreed.
Round barrow on Grimston Moor 350m north east of Black Gill Plantation.	1013444	Scheduled Monument	F	14/08/2008	At risk from bracken growth. Although a management plan is in place, the site will remain at risk until the bracken is dealt with.
Round barrow in Harwood Dale Forest known as Penny Howe.	1019678	Scheduled Monument	F	14/08/2008	The monument is principally at risk from badger activity. Other issues relating to scrub and bracken growth are dealt with through the existing management plan.

Somerset

Dead Woman's Ditch cross-dyke, Robin Upright's Hill.	1008254	Scheduled Monument	F	14/08/2008	A linear cross dyke feature that has had its long term complex issues including multiple ownership, tourism pressures and commercial forestry resolved through concerted efforts of the owners, the site is now largely covered by modern conservation management plans and is being managed appropriately, that part in commercial forestry has been cleared and will be managed as a public open space.
Ruborough Camp large univallate hillfort.	1007670	Scheduled Monument	D	14/08/2008	A large univallate hillfort on a triangular promontory. The fort is rectilinear with rounded corners. The earthworks enclose 1.8 hectares, with a further 1.8 hectares defined on the w side by an outer line of defences. The main defences include a rampart, up to 3.4 metres high but absent on the steep South East side, a ditch outside this forming a drop of up to 6 metres, and a Counterscarp bank up to 1.5 metres high. The main entrance is to the East where a hollow way runs up the spine of the hill. Long under forestry, the site has been neglected but may now be improving.

South Yorkshire

Iron Age and Roman quern workings on Wharnccliffe Rocks.	1004802	Scheduled Monument	A	14/08/2008	Although a management plan is in place and showing good progress, the monument is still at risk from bracken growth. A revised management plan should help to mitigate this.
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Historic England

Site Name	UID	Listing	Category	Date Listed as HAR	Description
Hampshire					
Fort Cumberland, Eastney, Portsmouth.	1015700	Scheduled Monument. Listed Grade II	C	20/11/1996	Coastal fort of 1746-1812 with later buildings and features. The Guardhouse has been repaired and is now partly in use. The casemates are suffering from water ingress and associated decay. In addition there is localised deterioration of the Fort's defences, particularly the curtain and counterscarp, with areas of falling material, loose bricks and masonry and exacerbated by vegetation growth. A programme of works to address some of the most urgent issues has started, whilst options for the sustainable re-use of the vacant parts of the site are considered.
Shropshire					
Shrewsbury Flax Mill Maltings.		Listed Building. (Various Grades)			This is a complex site with 5 individual entries all being managed as a single project. A revised bid was submitted to the HLF in October 2016 and approved in January 2017. This Stage 2 scheme focuses upon the Grade 1 Main (Spinning) Mill and attached Grade 2 Kiln. Phase 1 commenced in June 2017 and is nearing completion – this work has included repairing and restoring the saw-tooth roof structure, re-opening of the original Flax era windows and brickwork repairs to the facades of the Main Mill. There will be a further two phases of construction before the Main Mill and Kiln are fully restored, with completion scheduled for early summer 2021. When open, the ground floor will house a larger interpretation and learning area along with catering facilities, whilst the upper four floors will be available for commercial tenants. The Kiln will provide access to the upper floors and a reception space.
Spinning Mill.	458193	Listed Building. Listed Grade I	B	24/02/1997	Former flax mill with five storeys, built in 1797 as the first iron framed building in the world. Converted to maltings in 1897. Outline planning approval was secured for the whole site in 2010. Funding has been secured for the first phase of works and the building is now being repaired. The major structural works are almost complete.
Flax Warehouse.		Listed Building. Listed Grade I	B	26/04/2005	Built c1810 as part of the mill's expansion; the cast iron frame represents the rapid development of the use of this material in the first decade of the C19. Outline planning approval was secured for the whole site in 2010.
Apprentice House.	458195	Listed building. Listed Grade II*	D	26/04/2005	Former apprentice house for the Flax Mill c1812, now mothballed. Historic England is working in partnership with the local authority. Outline planning approval was secured for the whole site in 2010.

Stove House and Dye House.	458194	Listed Building. Listed Grade II*	B	26/04/2005	Former drying stove house and dye house of the flax mill. Outline planning approval was secured for the whole site in 2010, and this will form the basis of the masterplan and future redevelopment proposals. This building has been repaired to allow for a small Historic England office. The main space has been cleared of later interventions to allow it be used for events, but the roof is still in need of major repair.
Cross building.	458196	Listed Building. Listed Grade I	B	24/02/1997	Flax dressing building circa 1803, rebuilt after fire in 1812. Last used as maltings, but vacant since 1987. English Heritage is working in partnership with the Local Authority and Homes England. A masterplan for the site now has Planning Permission. A Heritage Lottery Fund development grant has been awarded to take forward the first phase of repair. The Friends group is flourishing.

Homes England

Site Name	UID	Listing	Category	Date Listed as HAR	Description
Durham					
Medieval farmstead and irregular open field system at High Burntoft Farm.	1015207	Scheduled Monument	B	14/08/2008	At risk from extensive vehicle damage and erosion.
Lancashire					
Church of St John in Grounds of Whittingham Hospital, Whittingham Lane.	1165188	Listed Building. Listed Grade II	C		Built in 1875, this served as the church for a very large mental hospital. It has been unused since the hospital closed in 1995. The church was severely damaged as a result of neglect, theft and vandalism prior to its transfer to Homes England in 2005. A new masterplan has been prepared and Homes England will submit a new outline application for the whole site, including a proposal to convert the church to residential use.
Nottinghamshire					
Regional Seat of Government, Government Buildings, Chalfont Drive.	1390526	Listed Building. Listed Grade II	C		An early 1950s War Room, extended c1963 in the grounds of the former Land Registry office site, which is in the course of disposal. The bunker is in poor condition with no operable mains electricity. Access is limited because of the presence of asbestos throughout. A list of defects and recommendations was prepared in 2013. An asbestos inspection has followed and Homes England intends to begin work shortly.

Ministry of Defence

Site Name	UID	Listing	Category	Date Listed as HAR	Description
Berkshire					
Former Infirmary Stables, Arborfield Garrison, Arborfield.	1006949	Scheduled Monument	E	19/02/1998	A specialised 'horse hospital' built 1911-12. The building is redundant by virtue of changes in army practices (reduced cavalry activity). A sustainable future needs to be found and repairs undertaken. Planning Permission has been granted for the development of Arborfield Garrison and this will include a requirement to repair the stables. Works to clear asbestos from the site began in early 2017 and re-roofing of the stables with matching cement diamond tiles were carried out in 2017 and have been completed. An end use for the building is being considered.
Buckinghamshire					
Halton House landscape, RAF Halton.	1000601	Registered Park/Garden. Listed Grade II	D	1999	Another of the original seven Rothschild country houses in the Aylesbury Vale with late C19 formal gardens and park with woodland rides. Sold to the Royal Air Force in 1918 Halton House is now the Officers' Mess to RAF Halton. Bisected by the Grand Union Canal the park has been extensively curtailed by development of Halton camp with the historic fabric of the ornamental features of the garden in poor condition affecting its values. The Forestry Commission manages the woodland rides and a Conservation Management Plan has been written to guide future proposals.
Garden Summerhouse at Halton House, RAF Halton.	1000601	Registered Park/Garden. Curtilage listed structure	A	1999	This is the focal point of an Italian garden in the grounds of Halton House. The structure is in very poor condition. An options study was prepared in 2010 but there has been no progress since then.
Cornwall					
Scraesdon Fort, Antony Training Area.	1140707	Scheduled Monument. Listed Grade II	C	05/04/1999	Built 1868, used for military training purposes. Vegetation is being kept under reasonable control. Works have been undertaken to stop water ingress and repairs to metalwork throughout site. Drawbridge and main gate repairs were completed in 2014. The ditch was cleared in 2015.
Tregantle Fort, Antony Training Area.	1159255	Scheduled Monument. Listed Grade II	C	18/11/1997	Fort, built 1858-1865. The fort is vacant, with no end use identified. The interior of the keep is in poor condition, notably the wooden floors. New external doors and windows have been fitted. Interior partitions are still awaiting re-installation. Elsewhere in the fort, the barracks accommodation is no longer used full time with interiors deteriorating in places due to moisture penetration. A section of the counterscarp wall has collapsed. Significant localised problems remain to be tackled elsewhere on the site.

Cumbria

Shieling 150 metres south of Tinkler Crag, RAF Spadeadam.	1017731	Scheduled Monument	A	14/08/2008	Medieval shieling. The turf roof has collapsed and there is particular concern about the condition of the partially collapsed north and west walls.
Fort Bovisand, (Joint Service Sub Aqua Diving Centre, JSSADC).	1002584	Scheduled Monument	C	2009	Major C19 fort complex forming part of the ring of defences around Plymouth. Most recently used as a base for training divers, it is now disused. Most of the site and buildings are leased by a trust and a scheme was agreed in 2016 for an enabling development for mixed residential and heritage use. Heritage Lottery Fund grant for this scheme has been turned down, however, and the trust is now considering how it could take the project forward without substantial grant aid.
Watch House battery and ditch, Staddon Heights.	1002585	Scheduled Monument	A	2009	Constructed 1904 but utilising an 1860s ditch system, with First and Second World War additions. The site was leased to a private company until 2009, and since then has been vacant and subject to vandalism. Recording has been put in hand but no options for repair/reuse have been agreed.

Devon

HM Naval Base, Devonport, South Yard: South Saw Mills, South Yard, HM Naval Base, Plymouth.	1388413	Listed Building. Listed Grade II*	E	1994	Sawmill built between 1856 and 1859. The saw mills ceased to be used as such in 1987 but the ground floor remained in light industrial use and for storage until 1997. An options report was issued in 2010, but the building remains vacant with no identifiable use.
HM Naval Base, Devonport, South Yard: South Smithery, South Yard, HM Naval Base, Plymouth.	1392692	Listed Building. Listed Grade II*	A	1994	Dockyard smithery built 1771, modified in the C19 and reconstructed c1897. It remained in use until 1987 when structural faults were discovered. There is continued deterioration of the roof, masonry and interiors. An options report was issued in 2010, but a repair strategy has not yet been put in place. Historic England provided advice in November 2015 in response to a request from the owner to remove the building's roof.

Dorset

Bindon Hill camp, Lulworth Gunnery School.	1002705	Scheduled Monument	A	14/08/2008	At risk from coastal erosion.
Flower's Barrow: a small multivallate hillfort and associated outwork on Rings Hill.	1008141	Scheduled Monument	A	14/08/2008	At risk from coastal erosion.
Two barrows known as 'Water Barrows' 650 metres WNW of Whiteway Farm: part of a round barrow cemetery to the south east of East Lulworth.	1008144	Scheduled Monument	A	14/08/2008	Very overgrown with several trees fallen across the mound; severely affected by badgers.

Essex

Environmental Test Centre Foulness: The George and Dragon Public House.	1112635	Listed Building. Listed Grade II	C	1997	17 th century former public house, now vacant. Re-opening as a public house is unlikely because of its location within a military area.
Environmental Test Centre Foulness: Ridgemarsh Farmhouse, Court End, Courtsend.	1112640	Listed Building. Listed Grade II	C	25/02/1997	Farmhouse of circa 1700. Derelict and on Ministry of Defence firing range (so unsuitable for permanent occupation). Roof repairs are still needed. The local MoD conservation group has recorded the farmhouse in detail and is looking at options for re-use.
Environmental Test Centre Foulness: Barn Approximately 60 metres south east of Ridgemarsh Farmhouse, Court end.	1308397	Listed Building. Listed Grade II	C	25/02/1997	Timber-framed barn c1700 adjacent to Ridgemarsh Farmhouse. Located on a Ministry of Defence firing range, the barn is unused because of its location within the range danger template.
Environmental Test Centre Foulness: Quay Farmhouse (or Monkton Barns), The Quay.	1112641	Listed Building. Listed Grade II	C	25/02/1997	Farmhouse of circa 1811. Derelict and vacant on Ministry of Defence firing range (so unsuitable for permanent occupation). There has been no progress since the last report.
Environmental Test Centre Foulness: Bakehouse/Brewhouse at Quay Farm, Monkton Barns.	1147739	Listed Building. Listed Grade II	C	25/02/1997	Bakehouse/Brewery of circa 1811 and associated with the site of Quay Farmhouse (Monkton Barns). The range is in poor condition and vacant. It is located on a Ministry of Defence firing range (so is unsuitable for permanent occupation).
Suttons Manor House, Suttons Road, South Shoebury.	1306855	Listed Building. Listed Grade II*	A	05/04/1999	House, 1681. Currently vacant, last used as residential quarters. Re-use of the building is complicated by its location within a military site. A serious dry rot problem was treated 1998 to 2003 but has caused considerable damage to the interior. The building has been vacant for many years. Rigid application of three-year break clause in all long leases granted by Ministry of Defence has seriously worsened potential for reuse by charitable trusts. On-going water ingress due to defective rainwater goods.

Greater London

Feltham House, Elmwood Avenue, Feltham.	1189466	Listed Building. Listed Grade II	A	1994	Built in the mid-C18 in stock brick and modelled on other Palladian villas, extended in the late C18 with the addition of side wings. The interior has been modernised but retains C18 decorations of interest, which may partly be attributable to James Wyatt who lived at Hanworth. The building has been unused for some years, and there is extensive rot damage in the principal storey and rainwater penetration. Some ceilings have collapsed and the building is now unsafe to enter. Discussions are underway to secure its repair and re-use.
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The Keep (Armoury) to Hounslow Cavalry Barracks, Beavers Lane, Hounslow.	1240633	Listed Building. Listed Grade II	C		Built in 1875, consisting of three storeys with four storey staircase towers at each end and in the centre of the south west front. Many windows retain heavy cast iron shutters with firing loops and massive bolts to the interior. The building has been unused for some years and the top storeys are now inaccessible. This is as a result of rainwater penetration from the rooftop parapet and blockages in the flat roof drainage rainwater pipes. There are currently no plans for repairs but discussions have begun concerning the future of the wider site.
The Rotunda, Green Hill, Woolwich Common.	1078987	Listed Building. Listed Grade II*	A	2005	24-sided polygonal, single-storey building designed by John Nash. Concave conoid roof; first erected in the grounds of Carlton House in 1814 for (premature) celebration of Allied victory in the Napoleonic wars. The Rotunda housed the reserve collection of the 'Firepower' museum but is now vacant. The roof covering is leaking and there is considerable concern about the condition of internal timbers. Urgent works are needed and investigations into the roof structure are outstanding. Discussions regarding its potential re-use continue.

Greater Manchester

Sundial Cottage Simons Farm, Redisher Lane.	1067229	Listed Building. Listed Grade II	C		Stone-built Pennine vernacular cottage of c1700 with later extensions. The building is unoccupied. The site has been earmarked for disposal.
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Hampshire

HM Naval Base Portsmouth: Former Royal Naval Academy (Buildings 1/14 and 1/116-9), HM Naval Base, Portsmouth.	1244573	Listed Building. Listed Grade II*	A	25/05/2011	One of the oldest structures in the Dockyard, this building is a Georgian forerunner of the Britannia Royal Naval College at Dartmouth. This building has long been vacant. Natural ventilation and background heating has been introduced, reducing damp levels. Recent remedial works have reduced water ingress and the dry rot appears to be dying back. If the HMS Nelson Ward Room is relocated into the historic dockyard this building would be brought back into use for officer accommodation and facilities. This decision is awaited.
HM Naval Base Portsmouth: 2-8, The Parade, HM Naval Base, Portsmouth.	1272307	Listed Building. Listed Grade II*	A	28/04/2005	Terrace of dockyard officers' lodgings, 1715-19. Partially converted to office use c1995, but now empty. Prone to wet rot and some structural movement. Background heating has been introduced, reducing damp levels. However, problems persist between the main building and the rear extensions. There is extensive decay in panelling and some plaster ceilings have collapsed. It is hoped that the Ward Room of HMS Nelson will be relocated into the historic dockyard which would bring this building back into use as officer accommodation. This decision is awaited.
HM Naval Base Portsmouth: Iron and Brass Foundry, 1/140, Victoria Road, HM Naval Base, Portsmouth.	1272310	Listed Building. Listed Grade II*	C	06/03/2001	Iron foundry and smithery built 1857-1861, by Col GT Greene RE and Andrew Murray, Chief Engineer; extended 1878, with later alterations. The main part of the building was converted to office use in 2003. The east wing (Building 1/136) remains unused and at risk. There are concerns over water ingress and drainage of ground water.

HM Naval Base Portsmouth: No. 25 Store, Yard Services Manager's Office, 1/118, Jago Road, HM Naval Base, Portsmouth .	1244578	Listed Building. Listed Grade II*	C	06/03/2001	Two-storey storehouse of 1782, with internal courtyard. In poor condition and vacant. Some evidence of water ingress and pigeon infestation. Future use uncertain. If the HMS Nelson Ward Room is relocated into the historic dockyard this building could be converted for reuse. The decision to relocate the ward room is awaited.
HM Naval Base Portsmouth: No.5 and No.6 Dock, Basin No.1, Portsmouth Dockyard.	1001852	Scheduled Monument	C	06/03/2001	Docks 5 and 6 are part of a complex of late C18 and early C19 ship building and repairing docks with associated quay walls and mooring fixtures. The docks have stepped sides with flights of steps and haulage slides; some retain later metal gates. Dock 6 is suffering from rotation, and mortar joints on the stonework treads on the north side have opened up; it is also vulnerable to water penetration action and the stonework is spalling. Dock 5 has recently been flooded due to failure of the gates and is vulnerable to algal growth and saturation of stonework with risk of accelerated decay.
Fort Elson, RNAD, Military Road, Gosport.	1001841	Scheduled Monument	A	1994	Polygonal artillery fort of 1853-60. Damaging vegetation has taken hold of the site. Programmes of vegetation removal are intermittent. A management plan has been drafted but not agreed or implemented. The building cannot be occupied because it lies within a munitions storage area.
Fort Grange, Military Road, Gosport.	1001807	Scheduled Monument		1994	A polygonal fort of c1860, part of the Gosport defence line, now located in HMS Sultan. Some parts of the fort are in poor condition, including the gun casemates and soldiers' quarters to the south of the central caponier, and the right flank gun casemates and officers' quarters. A condition survey is required.
Fort Rowner, Military Road, Gosport.	1233871	Listed Building. Listed Grade II	A	1994	A polygonal fort of c1860, part of the Gosport defence line, now located in HMS Sultan. Some parts of the fort are in poor condition, including the left flank gun casemates and officers' quarters. A condition survey is required.
Guardrooms to Haslar Gunboat Yard, Haslar Road, HMS Dolphin, Dolphin 3, Gosport.	1001811	Scheduled Monument	C	1994	Pair of C19 guardhouses, mainly built of red brick with limestone dressings and slate roofs. Unoccupied for many years but in 1999 basic repairs were carried out to make the buildings weather tight. However little maintenance has been carried out since and the buildings are at risk due to water ingress and structural defects. The buildings are leased to Hornet Services Sailing Club. In 2016 Historic England grant-aided clearance of vegetation, temporary weather-proofing, detailed condition survey and budget costings. Repair and re-use options are currently being explored.
Old Military Swimming Baths, Queens Avenue, Aldershot Garrison.	1272438	Listed Building. Listed Grade II	C	2009	Former military swimming baths of 1900 with minor later accretions; largely unused for many years. Most of the interior inaccessible due to health and safety concerns. A scheme has been developed for conversion to a conference centre but has not been implemented. A conservation management plan was prepared in 2010. Weatherproofing and internal clearance of the building was undertaken in 2011.

Main Block of Cambridge Military Hospital, Hospital Road, Aldershot Garrison.	1339693	Listed Building. Listed Grade II	C	2007	A large purpose-built military hospital dating from 1879 with extensive ranges of later wings and wards. The building has now been transferred to Grainger, the MOD's development partner, but remains in MOD freehold. The conversion of the main hospital buildings to residential use has been granted in outline. The building is in very poor condition and the presence of asbestos is a major issue.
The Orangery, Southwick House (Defence Police College), Defence Police College.	1096224	Curtilage Listed Structure. Listed Grade II	C	2009	Orangery, much altered in the 1990s. A curtilage building to Southwick House, overgrown and decaying.
Long barrow 400m south east of Moody's Down Farm.	1012515	Scheduled Monument	A	14/08/2008	The monument is at risk from annual cultivation by the tenant farmer.
Three disc barrows on Longmoor Common, 250m north west of the church.	1016843	Scheduled Monument	F	14/08/2008	At risk due to bracken coverage.
Kent					
Chatham Lines, section at Chatham Gun Wharf, Brompton Barracks.	1021379	Scheduled Monument	C	14/08/2008	The monument comprises the landward defences to Chatham Dockyard: a dry moat subsequently bridged by roads and occupied in one place by a substantial building. The lower lines site has now been released to a new owner. Discussions continue about the management of retained Ministry of Defence areas.
Dymchurch Redoubt, Hythe Ranges.	1017352	Scheduled Monument	E	19/04/2000	The original fort of 1806 is a massive brick circular structure within a dry moat, and has C20 additions. Located on Ministry of Defence ranges, some parts have been brought back into use as a military training facility. There is brickwork deterioration to both the original fort and later additions. A Conservation Plan was prepared in 2005. Phased repairs are in progress.
The London, The Nore, Thames Estuary.	1000088	Protected wreck site	E	01/08/2008	The London was a Second Rate 'Large Ship' built in Chatham in 1654 during the Interregnum. She is known to have participated in the First Dutch War (1652-4) and later formed part of an English Squadron sent to collect Charles II from the Netherlands and restore him to the throne. The London blew-up on passage from Chatham in March 1665. A series of artefacts have been identified on the river bed and recovered to the surface. An excavation project, #LondonWreck1665, has recently been undertaken in partnership with Cotswold Archaeology, Southend Museums Service and the licensed dive team.

Lincolnshire

Hangars 2 and 3, RAF Scampton.	1391594	Listed Building. Listed Grade II.	E		Two hangars in an arc of four C-type hangars, built 1936-7 as part of a RAF bomber station. In 2012, the station Heritage Centre re-opened in the annex to hangar 2 following refurbishment by volunteers, cadets and trainees. Further work on the site must be in doubt given the recent closure announcement.
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Norfolk

Church of All Saints, Stanford.	1172174	Listed Building. Listed Grade I	A	2013	C12 and later medieval church, now closed. Leased to the Ministry of Defence and in battlefield training area. Chancel arch in danger of collapse and propped by structural scaffold. Masonry is falling from the tower. Diocese of Norwich and military met Historic England during 2017 to review the scope of essential remedial structural work required to the chancel arch. The Diocese is considering the 2018 Quinquennial Inspection report.
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North Yorkshire

Oran House and farmstead, Marne Barracks.	1301661	Listed Building. Listed Grade II	C	2009	Small manor house of c1830 with later additions and separately listed farmstead buildings, including barn, stables, cottages, outbuildings and a laundry. The three maisonettes within the manor house were last occupied c1998, and the outbuildings currently are unused. Weatherproofing works and basic maintenance works have allowed the house to dry out. Disposal may be possible following major road upgrades close to the barracks.
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Wiltshire

MoD Corsham: GPO telephone exchange.	1409129	Scheduled Monument	F		A series of rooms contained within the worked-out chambers of a former Bath stone quarry, adapted to an underground government facility in the mid C20: Central Government War Headquarters. The site includes a telecommunications facility, and a number of rooms with plant and racking containing the associated equipment required for a telephone exchange. Unsatisfactory environmental conditions are causing problems but a heritage partnership agreement is now in place.
Defence Science & Technology Laboratory, Porton Down: Bell barrow 250 metres NNE of the sports ground: one of a group of round barrows north west of Idmiston Down.	1013971	Scheduled Monument	A	14/08/2008	At risk from arable clipping
Defence Science & Technology Laboratory, Porton Down: Bell barrow and bowl barrow 500 metres NNW of Long Orchard.	1013984	Scheduled Monument	A	14/08/2008	The monuments are suffering from extensive rabbit activity.

Defence Science & Technology Laboratory, Porton Down: Bell barrow, three bowl barrows and gas testing trenches on Idmiston Down.	1014818	Scheduled Monument	A	14/08/2008	The monuments are suffering from extensive rabbit and badger activity, as well as severe scrub encroachment.
Defence Science & Technology Laboratory, Porton Down: Bowl barrow 250m south of Martin's Clump.	1013063	Scheduled Monument	B	14/08/2008	The monument is at risk due to significant rabbit activity. Consent was granted in 2015 for works to address risk, but these have not yet been implemented.
Defence Science & Technology Laboratory, Porton Down: Bowl barrow 260 metres SSE of the southern corner of Moll Harris's Clump: one of a group of round barrows on Porton Down.	1014096	Scheduled Monument	A	14/08/2008	The monument is suffering from extensive rabbit activity.
Defence Science & Technology Laboratory, Porton Down: Bowl barrow 440 metres SSW of the southern corner of Moll Harris's Clump: one of a group of round barrows on Porton Down.	1014094	Scheduled Monument	A	14/08/2008	The monument is suffering from extensive rabbit activity.
Defence Science & Technology Laboratory, Porton Down: Bowl barrow 530 metres SSW of the southern corner of Moll Harris's Clump: one of a group of round barrows on Porton Down.	1014092	Scheduled Monument	A	14/08/2008	The monument is suffering from extensive rabbit activity.
Defence Science & Technology Laboratory, Porton Down: Bowl barrow 535 metres SSW of the southern corner of Moll Harris's Clump: one of a group of round barrows on Porton Down.	1014093	Scheduled Monument	A	14/08/2008	The monument is suffering from extensive rabbit activity.
Defence Science & Technology Laboratory, Porton Down: Bowl barrow 750 metres NNE of Easton Down Farm.	1013986	Scheduled Monument	A	14/08/2008	The monument is at risk from extensive rabbit burrowing.
Defence Science & Technology Laboratory, Porton Down: Bronze Age enclosure and two bowl barrows 520 metres north east of Moll Harris's Clump on Idmiston Down.	1014819	Scheduled Monument	A	14/08/2008	The larger bowl barrow has significant scrub covering and extensive rabbit activity.
Defence Science & Technology Laboratory, Porton Down: Long barrow 140 metres WSW of the Battery Hill triangulation point.	1014089	Scheduled Monument	A	14/08/2008	The monument is suffering from extensive rabbit activity.
Defence Science & Technology Laboratory, Porton Down: Saucer barrow 400 metres north east of the sports ground: one of a group of round barrows north west of Idmiston Down.	1014095	Scheduled Monument	A	14/08/2008	At risk from rabbit activity.

Defence Science & Technology Laboratory, Porton Down: Two bowl barrows 265 metres south of the southern corner of Moll Harris's Clump: part of a group of round barrows on Porton Down.	1014095	Scheduled Monument	A	14/08/2008	The monument is suffering from extensive rabbit activity.
Defence Science & Technology Laboratory, Porton Down: Two disc barrows and two bowl barrows 900 metres north of Moll Harris's Clump on Idmiston Down.	1015557	Scheduled Monument	A	14/08/2008	The monument is at risk from extensive rabbit burrowing.
Horse barrow, Defence Nuclear Biological & Chemical Centre.	1005610	Scheduled Monument	A	14/08/2008	Prehistoric round barrow. The monument is at risk from farming activity.
Defence Training Estate, Salisbury Plain: Enclosure and linear earthworks between Bishopstrow Down and South Down Sleight.	1010283	Scheduled Monument	A	14/08/2008	Prehistoric enclosure. The monument is suffering extensive damage from tracked vehicles during military training.
Defence Training Estate, Salisbury Plain: Six bowl barrows and two disc barrows forming the majority of a round barrow cemetery 300 metres north west of Fargo Road ammunition compound.	1009124	Scheduled Monument	A	14/08/2008	Both established and new badger damage observed in 2015.

Ministry of Justice

Site Name	UID	Listing	Category	Date Listed as HAR	Description
Devon					
Chapel and kitchen block, HM Prison Dartmoor, Princetown.	1326422	Listed Building. Listed Grade II	C	15/12/2000	The prison was built in the early C18 as a prisoner of war camp for the Napoleonic Wars. It was subsequently used to house American prisoners during the war of 1812, before conversion to a civil prison in the 1850s. The chapel and old kitchen block both date from the first phase of the prison's development and are now derelict.
Durham					
Durham Prison Officers' Club, ('The Tithe Barn'), Hallgarth Street, Durham.	1120616	Listed Building. Listed Grade II*	D	10/04/2001	C15 granary building, erroneously known as 'The Tithe Barn', forming part of an important group of medieval farm buildings. The building lies outside the secure perimeter of the adjoining prison and is used as part of the Prison Officers' Club. The roof, stonework and close-studded upper floor require attention. Repointing of the barn has been completed but further works are required, particularly to the granary.
Cottage adjacent to Judges' Lodgings, Plawsworth, Durham.		Listed Building. Listed Grade II	C	17/04/2002	A self-contained cottage attached to the Judges' Lodgings. It requires extensive repairs but is subject to a full repairing lease held by a private tenant.
Kent					
The western outworks and moats, The Western Heights fortifications, Dover.	1020298	Scheduled Monument	C	26/11/1997	A multi-phase, post-medieval fortification, with extant structures largely dating from the Royal Commission period of military construction. Site is at risk in part due to lack of joined up management leading to lapsed maintenance, but also issues with funding. The former detention centre is now being offered for sale
Chapel of the Good Shepherd at Maidstone Prison, Boxley Road.	1336159	Listed Building. Listed Grade II	C	26/11/1997	Maidstone Prison's Anglican chapel of 1910, built almost entirely of concrete blockwork imitating smooth ashlar and rock-faced ragstone. The tracery of the aisle windows is in urgent need of repair but has been stabilised for the present.
Merseyside					
Stables to Judges' Lodgings, Newsham House, Liverpool.	1293121	Listed Building. Listed Grade II	C	19/11/1997	Stable and coach house to west of Judges' Lodgings. Part used as garaging. Capable of being converted to form a self-contained residential unit.

Worcestershire

Hewell Grange: Hewell Grange Park.	1000886	Registered Park and Garden. Grade II*	E		Multi-phase landscape, including work influenced by 'Capability' Brown and Humphry Repton. Another period of activity took place towards the end of C19 when the current house was built. Post-war development by the Prison Service has had a major impact on the legibility of the design. A management plan and partnership with the County Gardens Trust has led to renewed interest in and care for the designed landscape, including restoration of a bridge and the commissioning of a Statement of Significance for the earlier, ruined mansion at the heart of the landscape.
Hewell Grange: Ruins of Old Hewell Grange, Hewell Park.	1167984	Listed Building. Listed Grade II	A	14/02/1998	A classical building by Francis Smith of Warwick, 1712. The portico was added to the designs of Thomas Cundy 1815-16. It was reduced to a ruin by fire c1890 and now stands in the grounds of an open prison, managed by HM Prison Service. The structure was scaffolded a few years ago but parts are at risk of collapse. The Herefordshire & Worcestershire Gardens Trust are currently obtaining a statement of significance to inform a programme of repairs prior to applying to the HLF for grant aid. The building makes a significant contribution to the RPG which is at risk.
Hewell Grange: large cast iron bridge.	1436349	Listed Building. Listed Grade II	A	14/02/1998	Detailed reports have been produced and studies carried out to restore the bridge and abutments to take pedestrian traffic. Funding provisionally secured at the beginning of 2015 has been frozen following cutbacks by HM Prison Service. The bridge has been shored with scaffolding and a contract for conservation work was let.

Royal Household

Site Name	UID	Listing	Category	Date Listed as HAR	Description
Maidenhead					
Royal Mausoleum, The Home Park, Windsor.	1117781	Listed Building. Listed Grade I	F	07/02/2006	Mausoleum of Queen Victoria and Prince Albert, 1862-71. Damp problems placed external and internal historic fabric at risk, including the internal paintings. The original rainwater drainage was inadequate and poorly designed. Environmental monitoring carried out since 2009 confirms that the building is drying out at high level. A consented scheme is underway to make the exterior weather-tight and to prevent moisture from entering the building via the raised perimeter paving. But it will be some years before the building has dried to enable conservation of the interior to begin.



Knutsford Sessions House, Cheshire, interior view. © Historic England

Government departments and others, contributing to this Report

Name	Type ¹	Number of Heritage Assets ²
Department of Business, Energy and Industrial Strategy	MD	1
Cabinet Office	MD	5
Department of Energy and Climate Change	MD	2
Department of the Environment, Food and Rural Affairs	MD	6
Department for Transport ³	MD	421
Environment Agency	ENDPB	1450
English Heritage	Trust	420
Forestry Commission	NMD	909
Foreign & Commonwealth Office	MD	7
Treasury (GOGGS)	MD	1
Ministry of Health	MD	4
Historic England	ENDPB	8
HMRC	NMD	6
Homes England	ENDPB	70
Historic Royal Palaces*	PC	38
Ministry of Defence	MD	1364
Ministry of Justice	MD	330
Parliamentary Estates*	Other	20
RBG Kew	ENDPB	25
Royal Household*	Other	77
Royal Parks	EA	198
UK Supreme Court	NMD	1
TOTAL		5363

* These bodies bear comparison with the Departments and Agencies but are not subject to the Protocol. They have submitted material voluntarily since 2001.

¹ MD = Ministerial Department; ENDPB = Executive Non-Departmental Public Body; NMD = Non-Ministerial Department; PC = Public Corporation; EA = Executive Agency. The full list of Departments, agencies and public bodies, with their affiliations, may be found at <https://www.gov.uk/government/organisations>

² Heritage assets of all kinds (except conservation areas). The figures come from the bodies themselves and have not been comprehensively checked. The Forestry Commission and Environment Agency control land on which parts of scheduled monuments may lie, and these have been counted in as have assets lying adjacent to their land.

³ In this period DfT reported on behalf of Highways England but not Network Rail – both with significant estates.

How Government owns property

Governments do not, as a rule, acquire historic estates, or even heritage assets, simply because they are historic. Some assets were created by a branch of government, and have become historic by the sheer passing of time and increasing rarity; others have been acquired for some other reason long after they were made.

Concern over how such assets might be treated in public hands goes back to the 1980s, when the lists of listed buildings were still in course of a major revision. The assumption seems to have been that Departments would report on all the sites within their direct control, but from the 1995-7 Report 'agencies' were treated as equivalent in this respect. The list of contributing bodies has changed regularly, as have their responsibilities, titles and holdings.

Thus the bodies represented in this report are either departments of government, agencies of those departments, or 'arm's-length bodies' (the length of the arm is variable), mostly deriving income from government. A body which has a public purpose, but which is financially and managerially almost entirely separate from government (such as Trinity House, the ancient institution that maintains and runs the country's lighthouse system), will not be included.

How the Protocol came into use

The initiative to demonstrate best practice on the government historic estate started with the White Paper *This Common Inheritance* in 1990. From this the following paragraph was quoted in the first Protocol (2003):

The Government constantly aims for the highest standards of conservation and will ensure that those responsible for its historic buildings are aware of the importance of the heritage they hold in trust. All departments holding historic buildings are committed to this policy, which extends to all protected sites and property of cultural value in the government estate.

To which the Department of the Environment responded with a ‘Plan of Action for the Care of Government Historic Buildings’ in 1991, endorsed by the Public Accounts Committee in 1992. The Plan was revised by the Department of National Heritage in 1996, and then superseded by the *Protocol* in 2003. The current **Protocol** was produced by Historic England in 2017, and is essentially an updated version of the same text.

Take-up appears to have been a matter for individual timetables: the 2003-5 Biennial only says that ‘most’ of the relevant departments had adopted the Protocol (a full decade later) and not which they were; all are reported on equally. One exception was the Ministry of Defence, which seems to have publicly adopted the Protocol in its own publication of 2005, *The Strategic Statement on Heritage*; this is reported in the 2005-7 Biennial Report.

The author of the 2003-5 Report regarded the question of adherence as essentially closed, thanks to the ‘Sustainable Development in Government’ initiative of 2002 and the resulting Framework. Coming from a slightly different direction, Homes England sees adherence as mandatory under the Office of Government Commerce’s ‘**Common Minimum Standards for the Procurement of the Built Environment in the Public Sector**’ (2012) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60904/CMS-for-publication-v1-2.pdf) which reflects that body’s central concern for due diligence in the procurement of works. Its predecessor the Homes & Communities Agency was praised for adopting the Protocol on its creation in 2008.

Government policy and practice on disposals

Advice on the disposal of heritage assets was issued first in 1995, and Historic England is in the course of revising its own guidance (previously issued by English Heritage). However, the pace of change has intensified since 2010 as new imperatives to save have arisen and governments have sought increasingly to rationalise accommodation, starting with offices. **Land seen as surplus to requirements** was placed on a register and the default setting was to put it on the open market (www.gov.uk/government/publications/disposal-of-surplus-public-sector-land-and-buildings-protocol-for-land-holding-departments). £1.4 billion was raised from the sale of surplus property between 2010 and 2014 and £600 million in running costs saved. The current **Government Estate Strategy (2018)** (<https://www.gov.uk/government/publications/government-estate-strategy-2018>) emphasises ‘a more proactive approach that considers property as a platform for the delivery of government’s wider objectives’.

Building on initiatives to encourage flexible working and free up space, government is pursuing a longer-term ambition to cluster functions in regional Hubs, to coalesce with local government in many cases through the ‘One Public Estate’ project, and to reduce Whitehall to a single campus of ‘no more than twenty core buildings’.

This general reconsideration of government property holdings needs to build in the heritage significance of the buildings and sites, either so that they can be used in ways which protect or enhance their significance in continued use, or so that their significance can be properly understood by all parties to the disposal process. **Guidance** on this is provided by the Cabinet Office (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf), in which Departments and other bodies are urged (at Annex 2) to consider how ‘land and property with historical, architectural, or archaeological interest... may be conserved in a manner appropriate to their significance’. The Government Property Unit directs each department to compile a *Strategic Asset Management Plan* which should identify heritage assets, and to confirm that it has consulted Historic England on their future management. Summaries of these Plans are published each year on gov.uk.

Very much of the land which is disposed of is intended for housing, and this usually passes to Homes England (until 2017 the Homes & Communities Agency) as the facilitator of these sites. Homes England is a contributor to this Biennial Report and produces its own [Biennial Report](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630672/Biennial_Report_2015_FINAL_for_publication.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/630672/Biennial_Report_2015_FINAL_for_publication.pdf). Homes England is committed to undertake ‘early and meaningful market engagement’ as one of its Land Disposal Policy Principles, and this includes consultation where appropriate with the bodies protecting the natural and historic environment.



The Officers' Mess at RAF Scampton, Lincolnshire. © Historic England

Conservation Plans, Conservation Management Plans, Conservation Statements – and others

The term ‘**Conservation Plan**’ came into use during the 1980s following the publication of *The Conservation Plan*, by James Semple Kerr (the New South Wales National Trust, 1982). Derived from practice in a country where different cultural traditions must be taken into account, this lucid and thoughtful guide sets out the essentials of a Plan for any site that needs to be defined in terms of its significance. It was several times reprinted and is still available today.

Conservation depends on both understanding and action. Kerr demonstrates how one should grow out of the other, linked by what has sometimes been called the ‘golden thread’. A **Conservation Plan** therefore must contain a full examination of the significance of the site or building, and only when this is complete should the author of the Plan go on to assess the vulnerability of the site’s significance to current or future pressures. The Plan then assesses the options for the site and proposes policies for its conservation. One of these will provide for the periodic revision of the Plan itself.

Not every site merits this full treatment, which will usually result in a document of some size. So there is a simpler version, the **Conservation Statement**, which contains a similar depth of historic analysis, and a similar assessment of the vulnerabilities, but will not typically contain policies.

In recent years the fuller phrase ‘**Conservation Management Plan**’ has been used, to emphasise the importance of the ‘back end’ of the Plan and to signal that this version includes the action plan and schedules. Policies of course imply a commitment by the organisation responsible for the site, and often the agreement or oversight of other bodies. These can take time to assemble, and they obsolesce quickly. Such a Plan requires regular revision with the consent of all parties.

It is potentially confusing that this version of the name shares two words with the **Asset Management Plan** which is now the standard term for a government body's overall assessment of its holdings. The standard definition makes the priorities of this kind of plan clear: 'a *plan* developed for the *management* of one or more infrastructure *assets* that combines multi-disciplinary *management* techniques (including technical and financial) over the life cycle of the *asset* in the most cost effective manner' (from the *International Infrastructure Management Manual*). These Plans should contain assessments of heritage assets where appropriate, but will not descend to the level of detail which is characteristic of a full Conservation Plan. They are therefore not a substitute for Conservation Plans or Conservation Management Plans where these have been produced in the past.

There is a very readable introduction to the subject of Conservation Plans, and what they are not, by Kate Clark, at http://ip51.icomos.org/~fleblanc/documents/management/doc_ConservationPlans-Questions.pdf (although the contact details no longer apply); and a fuller description from the Heritage Lottery Fund which requires them as a pre-condition of some grants <https://www.hlf.org.uk/conservation-plan-guidance>. The HLF wisely concludes that 'there is no point in preparing a plan unless you are going to use it'.



Powick Old Bridge, Worcestershire. © Historic England

The report has been written by David Brock with contributions from colleagues in GHEU

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