

Buildings at Risk Initiative Liverpool, UK

Analytical Case Study



Overview

Heritage is of paramount importance to Liverpool's unique identity as a Mercantile Port City. From its foundation by royal Charter in 1207 as a trading and military outpost it grew from these humble origins into Europe's foremost trans-Atlantic port and a leading commercial and financial centre. The rapid decline in the city's fortunes during the post Second World War era came as a direct result of 'containerisation' to the docks and the movement of the majority of British shipping and trade to the eastern and southern ports during the 1970s. Whilst this process exacerbated the loss of much of city's outlying heritage, it also served to preserve many key monuments (through lack of redevelopment) and, crucially, the coherence of the city's historic form. That which survives provides a comprehensive narrative for Liverpool's principal era of growth and prosperity, i.e. between the years 1700 and c.1960.

The historic environment is crucial to Liverpool's appeal as a commercial, retail and visitor destination. More than 1.5M people live and work in the Liverpool metropolitan area and annual visitors to the city recently exceeded 55 million (2008). The visitor economy is now worth £14billion to the NW region annually. Heritage is therefore a key part of the City's present and future prosperity. It is this principle, as much as appreciating heritage for its own intrinsic value, which underpins the **Buildings at Risk Initiative**.

At the commencement of the Buildings at Risk Initiative a detailed condition survey of all heritage assets in the city was carried out as part of a single comprehensive exercise. Individual listed buildings and structures in Liverpool currently total 2,753. Those assets found to be vacant, derelict or vulnerable to deterioration became subject to continued monitoring and, if necessary, statutory powers¹ in an attempt to hasten their repair, introduce new uses or bring about a change in ownership in order to achieve these ends as applicable.

In terms of human resources, tackling as many as 50 heritage assets at risk requires a full time dedicated project officer in post. This should ideally be coupled with a corresponding budget in order to facilitate the repair and re-use of historic floorspace in an urban context.

When the project was launched in Liverpool in 2001 there were over 700 such buildings under threat with 325 of these confirmed At Risk. This latter

¹ In relation to planning and building conservation, the primary statutory powers are mostly granted to local planning authorities by the Town and Country Planning 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990. They include:

- a. the power to undertake urgent works to historic buildings to make them structurally sound and wind and watertight, provided that the owners have been given at least 7 days prior notice
- b. the power to reclaim the cost of those works
- c. the power to serve a "Repairs Notice" on owners of historic buildings to inform them of the works which are required by those buildings to put them into a state of proper preservation
- d. the power to compulsorily purchase a building if a Repairs Notice has not been complied with within 2 months
- e. the power to undertake works to clean up land or buildings if its condition adversely affects the amenity of the area (under Section 215 of the Town and Country Planning 1990).
- f. the power to reclaim the costs of cleaning up the land or building

	<p>figure has been reduced to around 130 within 10 years. The initial hurdle to making inroads into the problem outlined above was the lack of available funding for direct action under statutory notice². Once a significant level of funding was put in place considerable progress was made. The challenge thereafter has been to maintain this level of investment and sustain the momentum within the project to ensure success in the critical number of hard cases which remain at the core of the buildings at risk programme. The latter comprise predominantly large properties of an institutional character whose original function has long since become obsolete. Examples of such buildings include such landmark structures within the World Heritage site and buffer zone as; Stanley Dock Warehouses, the Royal Insurance Building, the Wellington Rooms, Saint Andrew's Church, the Former Welsh Presbyterian Church, the former Watchmakers' Factory, Everton Library, St Luke's Church, the former Fruit Exchange, the Produce Exchange, Newsham Park Hospital and Westminster Road Fire / Police Station.</p>
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Basic description of the background and setting	
<p>Summary</p>	<p>An initiative to monitor and reverse the decline in condition of the built heritage and provide radical intervention wherever necessary.</p>
<p>Challenges that the practice addresses</p>	<p>Heritage at Risk as a phenomenon is fairly self evident. It refers to individual buildings and structures of national importance that enjoy statutory protection, i.e. listed, but which are under threat as a result of neglect or decay. Vacant properties in deteriorating condition are ultimately at risk of being partially or totally lost. By their very nature heritage assets are essentially irreplaceable. The first challenge is therefore to protect from loss and to preserve for the future, a finite asset of immense cultural and economic value to the region.</p> <p>In 1991, when the first audit of heritage assets was made, the extent of the problem made the need for re-evaluating the approach to heritage management in the City all too apparent.</p> <p>Buildings at risk do not merely constitute a visual eyesore in the urban landscape, they also manifest and indeed come to represent a raft of other social, economic and ownership problems. In Liverpool, 'buildings at risk' have tended to be either isolated anomalies within otherwise affluent areas or concentrated within localities that remain economically disadvantaged or blighted by absentee landlords / unsympathetic tenants. Problems of vandalism, vagrancy, substance abuse and theft are also strongly associated with derelict property and this has been no exception in the case of Liverpool's historic buildings at risk.</p> <p>Addressing the problem of 'buildings at risk' in the city, given its significant extent, has therefore helped to address the attendant problems of crime, social decline, economic stagnation and indifferent ownership.</p>

² In relation to planning and building conservation, statutory notices are the notification that must be given by local planning authorities to owners of buildings.

1. In the case of urgent works to buildings, it is the formal notice which must be given to the owner of the building at least 7 days in advance of undertaking the works.
2. In the case of repairs notices, the repairs notice itself is a statutory notice, which must be given to the owner of the building at least 2 months in advance of serving any subsequent notice of intention to compulsorily purchase a building.
3. In the case of a S.215 Notice, the statutory notice must set out the steps that need to be taken, and the time within which they must be carried out. (Local Planning Authorities have powers under s219 to undertake the clean up works themselves and to recover the costs from the landowner.)

<p>The Context</p>	<p>In 1991 almost 1 third of listed building stock (roughly 725 buildings) were under threat (at risk or vacant / vulnerable with c350 formally being labelled as 'at risk'). By 2001 c.325 buildings remained 'at risk' and there had not been any intervention in terms of statutory action against negligent building owners by the City Council. There was a palpable need to turn back the clock & overcome the inertia caused by years of under investment and indifference towards redundant listed buildings.</p> <p>In conjunction with the launch of the Initiative local policy and procedure was developed in accordance with national legislation and policy for the management of the historic environment. This is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and associated planning policy guidance documents; PPG15 & PPG16. The latter documents have now been superseded by PPS5. The use of statutory powers was very much an innovation in Liverpool - brought about primarily as a procedural change. The initiative coincided with the publication of a number of supplementary planning documents as well as the World Heritage Management Plan and more recently the World Heritage Supplementary Planning Document.</p> <p>In tandem with the statutory action which would eventually be taken during the 2000s, the 1990s witnessed steady progress through the use of grants as an incentive to repair derelict historic property. The decade saw numerous Conservation Area Partnerships (CAPs) & Heritage Economic Regeneration Schemes (HERs) tackle buildings at risk in key City centre areas (e.g. Canning, Duke Street and Seymour Terrace). Successful though these schemes were they failed to address more entrenched difficulties in areas like Ropewalks and Shaw Street where a long list of endemic problems persisted. In 2000 the situation in many areas of the city was still characterised by:</p> <ul style="list-style-type: none"> • An underdeveloped local economy which meant that investment in derelict historic property was largely perceived as unprofitable. With little underlying monetary value attributable to heritage assets a short term approach was frequently adopted. The value of vacant land was very often higher than that of a redundant building which enjoyed statutory protection. This had the effect of inducing building owners to play a waiting game. By not maintaining or deliberately undermining their buildings, owners hoped to procure a cleared site once the structure became too dangerous to attempt repair, thereby precipitating its demolition. • This downward spiral had a knock-on effect on neighbouring properties inducing abnormally low property values, increased vacancy & progressive deterioration. • The class of Ownership (largely absentee landlords) was also a problem in being unable to deliver schemes, either in isolation or within key investment areas (larger land holdings). • Lack of ingenuity or willingness on the part of private developers to go the extra mile and 'handle with care' historic buildings at risk. Dearth of necessary conservation skills.
<p>Aims and objectives</p>	<ul style="list-style-type: none"> • To alleviate the problem of vacant and derelict historic property within the City boundary of Liverpool; • To find new or alternative uses which are sympathetic to the history and character of buildings at risk and; • to further the heritage and economic regeneration of the wider urban area of Liverpool.
<p>Social Innovation</p>	<p>The Liverpool Buildings at Risk initiative is the first and only such local government enterprise in the United Kingdom. Whilst every local authority is able to use the same statutory powers to address buildings at risk, many council's are reluctant to tackle problem owners through such means and unwilling to channel funding in order to finance direct action, i.e. the serving and implementation of legal notices in relation to heritage at risk.</p>

Grant schemes in conjunction with contributions of the Heritage Lottery, Regional Development Agency, European funding or English Heritage remain a popular and effective way of countering the difficulties presented by buildings at risk. However, in Liverpool, where the problem was particularly severe (more than twice the national average of buildings at risk in 2001 – 13% compared to 6% nationally) it was considered justified and expedient to invest significantly in the use of statutory powers.

The grant incentive option has not been abandoned in Liverpool. Indeed where the building at risk programme has arguably had the greatest impact, in the Ropewalks area, it dovetailed most effectively with the area based grant scheme to assist with the continuing renaissance of the area's fortunes.

Case: Concise description and explanation of the practice

Main components or parts of the practice

1. Step 1 Survey

Quantify the problem by means of a detailed condition survey of all the designated heritage assets within a defined area. If resources allow this should include unprotected buildings within designated areas, such as Conservation Areas, World Heritage Sites and their attendant buffer zones. Condition and occupancy should be gauged against a fixed, well defined set of criteria (such as that proposed by English Heritage) in order to yield a known quantum or 'risk grade' for the purpose of formulating priorities for action.

2. Step 2 Plan of Action

Develop a plan of action for properties/ assets identified as being at risk, beginning with those most at risk first due to the time sensitive nature of the problem. This may involve a forum of some kind where property owners and perhaps the local press (if public feeling is sympathetic to the issue) are invited to discuss the difficulties and opportunities. A principal objective of this exercise will be to generate a minimum level of consensus.

Result: A hit list of 65 Buildings was drawn up. All buildings surveyed to point of identifying the need for urgent works. Bone fide cases graduated to the next stage of the programme.

3. Step 3 Establish Methodology

Establish a method of addressing the various types of problem depending on category of ownership (i.e. charitable, private, public, statutory, Crown etc.) and wherever possible have recourse to statutory powers where these powers are fit for purpose.

4. Step 4 Secure Funding

Establish a budget to assist in implementing the plan of action, e.g. where this involves engaging professional consultants, undertaking urgent works in default of building owners/ absentee landlords or underwriting the often cumbersome legal processes involved in compulsory acquisition.

Remark: With the generous but limited funds a radical prioritisation of Building at Risk throughout the City based on 1991 survey data was carried out. Combination of severity of condition and perceived benefit of a successful outcome. Striking a balance between saving what is in worst condition and intervening where the greatest conservation gain will be made.

5. Step 5 Develop Exit Strategy

	<p>Develop an exit strategy in order to:</p> <ul style="list-style-type: none"> • ensure that buildings successfully repaired and re-used or mothballed are maintained into the future and; • demonstrate the case for a contingency budget for the purpose of monitoring, quantifying and addressing future heritage at risk problems. <p>This will be done primarily by means of a periodic or 'rolling' buildings at risk survey programme.</p>
<p>Timing - Start and duration</p>	<p>Notwithstanding the initial English Heritage survey of 1991, action commenced in the summer of 2001 when a much admired local landmark building at risk (The Casartelli) partially collapsed into the street, falling into the path of a local councillor. The project was formally launched by the City Council with the appointment of a full time Buildings at Risk Officer in October 2001. Funding for the programme was made available in early 2002 through City Council and English Heritage (EH) joint contributions. The programme remains very much in effect and provides an annual register of Buildings at Risk with a key summary of all the outstanding projects. It will continue to run for an indefinite period.</p>
<p>Process - Development over time</p>	<p>Summer 2001 – Liverpool Echo launches its ‘Stop the Rot’ campaign with the support of Council leaders and English Heritage. October 2001 – Full time dedicated Buildings at Risk Officer appointed. January 2002 – annual funding for the project through the City Council’s Capital programme agreed, £400k over 2 years. December 2003 - £1m funding package agreed with North West Development Agency (NWDA). 3 year buildings at risk programme commences. March 2004 – parallel bid to NWDA & EH to fund a Town Heritage Scheme worth £4.5m is successful. A 5 year grant programme commences in earnest. March 2007 – NWDA BAR Programmes successfully delivered, all targets met and funding spent. Potentially £800,000 of the funding is recoverable through statutory powers, almost £500,000 recovered by end of 2009. Recovered funds used to bank roll further statutory action under a continuing programme of indefinite duration. March 2008 – Additional NWDA funding package worth £1m for statutory enforcement work within the Ropewalks area made available. 3 year enforcement programme commences to complement the THI Grant programme. November 2008 – Buildings at Risk Officer post incorporated within the City Council's permanent staff structure. July 2009 – Liverpool’s first official annual buildings at risk register made publicly available.</p>
<p>Overcoming challenges</p>	
<p>Transnationality</p>	<p>Very little or no reference was made to how other countries, either within or without the European community, address the problem of heritage at risk.</p>
<p>Key actors</p>	
<p>Main actors involved</p>	<p>The popularity of the Liverpool Echo’s Stop the Rot Campaign, as promoted by English Heritage and championed by the local press, helped to develop a highly constructive partnership between leaders of the City Council, English Heritage, Liverpool Vision and the North West Development Agency towards the end of 2001. The BAR Project was one of the principal ‘first fruits’ to emerge from this consensus and has proved to be a flagship enterprise within the heritage regeneration sector. It is a notable instance of partnership working in the</p>

	<p>management of the historic environment in the UK. English Heritage had a key role to play in harnessing grass-roots support, engaging political leadership and linking up all the positive elements to ensure progress. EH also assisted in the funding of a full time Buildings at Risk Officer (LCC's response to Stop the Rot) in October 2001.</p>
Coordination mechanisms	<p>The dynamic between the actors was one of consensus and co-operation, and where problem building owners were minded to join the consensus, solutions have often been quicker and easier to find. The action was co-ordinated through the City Council principally by means of providing accountability for the use of public funds to finance the initiative. NWDA, as chief funding body for the bulk of the programme between 2003 and 2007, required quarterly performance plan reports to be presented and approved. These established targets, charted progress and tracked future spend within quarterly plan periods. The City Council's responsibility for the initiative was brought under regular scrutiny through quarterly forums and meetings of the HELP Board (Historic Environment of Liverpool Project). The Echo's Stop the Rot Forum also provided a public arena in which owners of problem buildings were brought round the table to discuss plans and strategy with the City Council. The local newspaper would host the forum and the Bishop of Liverpool (Church of England) acted as the independent chairman. The campaign officially ran from mid 2001 to January 2009.</p>
Participation	<p>Residents, civic and amenity societies, pressure groups and campaigners were able to input into the process chiefly through the Stop the Rot forum. The Historic Environment of Liverpool Project also gave ample opportunity for residents and interested groups to engage and make their views known on buildings at risk initiative. The Council also endeavours to respond to individual enquiries about buildings at risk throughout the city on a day to day level.</p>
Supporting programmes and funding sources	
Total cost and Sources of funding	<p>In terms of Liverpool City Council (LCC's) financial input into BARs (including NWDA funding), over £1.8M was invested in the programme between 2001 and 2008.</p>
EU financial contribution	n/a
Annual budget in Euro	<p>Annual capital programme budget in the period between 2001 and 2010 has averaged about £225,000.</p>
Immediate and lasting results	
Overall impact and concrete results	<p>The Liverpool Building at Risk Project has been a groundbreaking initiative within the UK on account of its scale and the level of consensus which made it possible from inception. 130-150 buildings at risk have been addressed directly by the City Council since 2001, largely because it was thereafter a strategic matter for the elected members. In the last 10 years Liverpool City Council has taken great strides towards ensuring best endeavours are made to save historic property under threat. This process has been assisted by the important role which heritage has played in regeneration during recent times. Safeguarding heritage has thus been equated with helping to establish political credibility. In such circumstances this means the availability of funding for Buildings at Risk due to political support for heritage initiatives. Derelict buildings present a quality of life issue, a pride of place issue, an economic issue. These are the sorts of things politicians are interested in.</p> <p>Since 1991 the percentage of Buildings at Risk in Liverpool has fallen</p>

	<p>from 14% to 5%. National average is between 5 and 6%. Since 2002, 17 urgent works notices have been served – 12 implemented by the City Council, 5 by building owners. 4 repairs notices have been served and 3 CPOs made. Collective effort has led to considerable peripheral benefits, not least in the sense that the City Council is no longer afraid of using its powers and has become much more efficient at exercising them.</p> <p>Initially the North West Development Agency (NWDA) committed £1M to a city-wide programme of statutory action to complement the City Council's contribution of £400,000 during 2002-03. The use of urgent works notices, some 17 of which have been served since 2003, have proved to be very effective in dealing with specific cases and sending out a clear message to problem owners of BARs.</p> <p>The quantities of funding involved are relatively small in comparison to the level of private money levered into the process and are therefore arguably all the more justifiable. The level of private funding expended on buildings within the programme during the lifetime of the NWDA funded part of the project (2003-2007) has been in the region of approximately £4.5m. This reflects a public/ private ratio of almost 1:5 (NWDA contributed £968k) and should be viewed as a healthy outcome from the point of view of procuring a reasonable 'Heritage Dividend'.</p> <p>The resulting benefits have far outweighed the relatively small cost of delivering this type of project. It is important to point out from the outset that any buildings at risk programme can never constitute a 'quick fix' solution to the plight of historic buildings in a City such as Liverpool, given the scale of the 'problem'.</p> <p>Another crucial lesson to be taken from the project as a whole (i.e. since November 2001) is that like the buildings themselves, the typical problems encountered were also made to last. They require careful consideration in conjunction with the attrition of regular and pro-active dialogue as well as repeated survey inspections firmly backed up by the continued threat of enforcement action in order to procure solutions. A further lesson has been to show that the implementation of urgent works frequently unearths greater unseen difficulties, or occasionally results in the hastening of a building's inevitable loss, such as at 183-185 Duke Street or 101-103 Shaw Street, Liverpool.</p> <p>It is also clear that unless close monitoring of the projects included within any buildings at risk programme continues indefinitely, much of the effort expended in the previous years will have been commissioned in vain. The early signs of the trends set in motion since Liverpool's Buildings at Risk Initiative began are extremely promising as evidenced by the fate of a significant proportion of the buildings on the original 'hit-list'. However, as previously emphasised, the goals of this type of project are long term and in order to realise them each public authority has to remain both vigilant and cautious in its assessment of the project as a whole and its approach towards the management of the situation 'post-project'.</p>
Beneficiaries	<p>As the project addresses buildings which are either publicly accessible or prominently located within the urban environment throughout Liverpool it is considered that the principal beneficiaries of the project are the wider public. In certain instances designated commercial or beneficial owners who work in partnership with the City Council, such as building preservation trusts which have charitable status, may benefit directly through the undertaking of statutory works or compulsory purchase of a building in their favour.</p>
Impact on governance	<p>The action taken through the initiative has completely transformed the way heritage at risk is addressed within the city. The project was 'provoked' by a need to change the way in which the City Council</p>

perceived and managed its role as chief custodian of the historic environment’s public dimension. The pursuit of good practice and direct action in tackling the problem has set a strong precedent and standard for dealing with persistent decay and negative ownership within the city.

Lessons to be learnt

Success factors

In assessing why has Liverpool done well recently in dealing with buildings at risk one needs to take into account the seriousness of the problem in 1991-2001. The problem was sufficiently severe to help focus minds on the issue. A local Stop the Rot Campaign emerged in the local press in April 2001 to champion the plight of the City’s heritage at risk and this eventually ran alongside the City Council’s own strategy (things reached crisis point when a grade II listed building began to collapse into the street, falling into the path of a local Councillor). There was a coalescence of objectives and a consensus formed around the idea of saving 20 key landmark buildings under threat. The campaign received full support from English Heritage who co-funded a full time Building At Risk (BAR) officer with the City Council from November 2001. They also conducted an Opinion poll at the time. This revealed that 89% of those asked acknowledged the importance of heritage in regenerating Towns and Cities, and 96% acknowledge the importance of safeguarding the heritage of Liverpool.

The Liverpool BAR Project gave considerable momentum to the ideas contained in English Heritages Power of Place document and soon developed into a more comprehensive attempt to consolidate Liverpool’s heritage through a programme of improved understanding, management and celebration of the city’s historic environment. Under the direction of Malcolm Cooper the Historic Environment of Liverpool Project (HELP) was launched in March 2002. The subsequent awarding of Capital of Culture status to the city in 2004, along with World Heritage Site status and a massive scheme of regeneration within the city’s retail quarter, lead to a strengthening of the case for investment in dealing with the buildings at risk problem.

Also a clear understanding and appreciation of the importance of Liverpool’s heritage has been crucial throughout and lead to firm support all round for the project’s aims and objectives.

It is also possible that the economic buoyancy of the last 10 years has also helped to improve the figures.

The fear of statutory action in the wake of ‘threatened notices’ backed up by instances of decisive LCC intervention has induced many private owners to improve their properties. Of the 71 included within the 3 year NWDA programme; 18 have been restored, 19 have been temporarily stabilised under UWN legislation and, regrettably, 15 have been demolished.

Another principal lesson to have been drawn from this exercise has in the first instance been to underline the need for significant funding to render statutory powers effective beyond the mere threat of action. It clearly illustrated that any remotely ambitious building at risk programme, i.e. one which seeks to implement more than 2 urgent works notices at any one time, requires a reliable source of public funds to underwrite it.

Nonetheless, the benefit of having a significant budget (nearly £1m) available for this purpose has been clearly born out and proved invaluable as a catalyst towards repair and re-use of historic assets throughout the City.

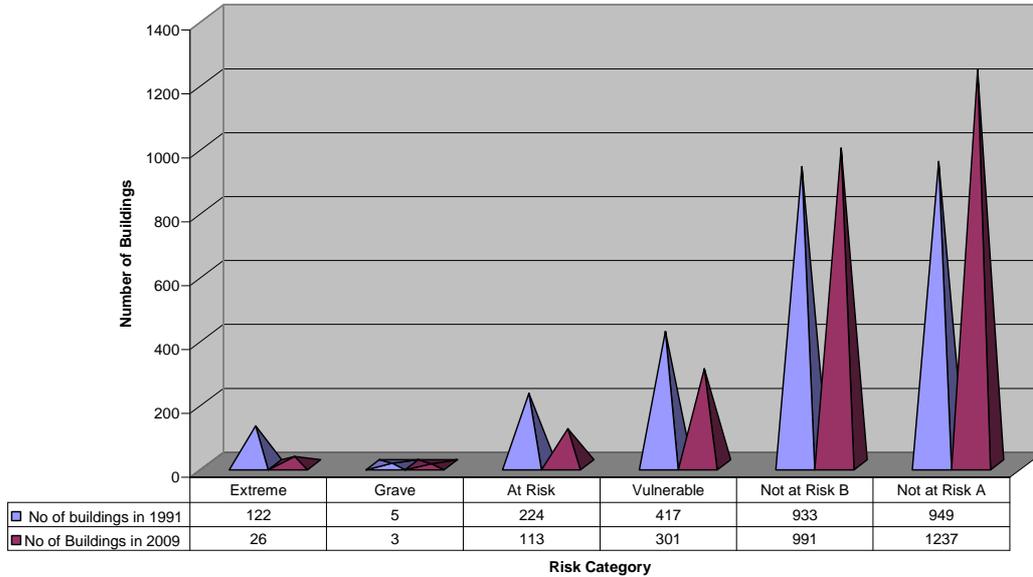
Summarising what was required in order to bring about the necessary change in Liverpool, hinged on recognition at a political level of:

- The value of Heritage (over & above lip-service – taking up the reigns by making use of stat powers available and being pro-active).
- The existence of grass roots support for local heritage within the

	<p>area you are seeking to preserve / enhance. Outstanding universal value of Liverpool's buildings may not have been acknowledged by UNESCO at this stage, but it was already a well known fact in Liverpool & UK generally.</p> <ul style="list-style-type: none"> • The potential for investment in local heritage to form the basis of regeneration throughout a wider area. <p>The democratisation or 'unlocking' of peoples' enthusiasm for built heritage tends to put pressure on the political machine. In such an environment clear political support to make use of statutory powers for the purpose of safeguarding historic buildings and conservation areas becomes increasingly likely. The availability of public funds for tackling BAR also becomes more likely.</p> <p>Another lesson to be taken from Liverpool's experience is don't be afraid to get your hands dirty. This may mean taking people to court and getting down to the nitty gritty of why and how buildings fall apart. After all it is the proper role of the local authority to engage pro-actively in the business of saving listed buildings. In terms of the 'hard cases' concerning everyday grade II Listed Buildings, if LAs don't intervene nobody else will. Building Preservation Trusts (BPTs) might be developers of last resort. Local authorities have a responsibility to make this last resort a possibility.</p>
Barriers, bottlenecks and challenges	<p>The use of Compulsory Purchases has proved more challenging. Building Preservation Trusts have thus far not been as active as had been expected in Liverpool. Recent indications suggest, however, that BPT activity in the city is now increasing.</p> <p>Overall figures demonstrate that it is impossible to prevent all losses, however desirable this ambition might be. From inception the programme was envisaged as a pragmatic attempt to stimulate regeneration and to prevent further losses wherever possible through implementation of structural holding works of a temporary nature. Statutory powers certainly do work, but not necessarily in the way you might expect. In Liverpool we have now become accustomed to the unexpected. Legal processes can be extremely slow, to the detriment of the asset in question, a reality which can often hasten the decline of a building. The order in which events unfold is frequently unpredictable when dealing with buildings which have serious structural defects / economic shortfall / chronic maintenance backlog. With a spirit of perseverance one should, however, proceed undaunted.</p>
Future issues	<p>The remaining 130 buildings at risk remain subject to ongoing monitoring / possible future action depending on the availability of funding. (see section: Process - Development over time above) This highlights the importance of a long-term budget to ensure the effectiveness of a large scale Building at Risk campaign.</p>
Transnationality	
Duration	<p>The project will continue for the foreseeable future, as long as there remains a need to deal with heritage at risk in Liverpool. There are currently around 130 buildings at risk in Liverpool and 27 of these are at extreme risk of being totally or partially lost within the next 5 to 10 years. The project will continue in close to its current form but will also evolve according to different circumstances and funding opportunities. It will continue to be delivered by the apparatus made available through local government administrative powers and City Council officers.</p>
Transferability	<p>The practice could certainly translate to another situation. It is ideally suited to situations where the local governing body has responsibility for monitoring / improving the condition of the built environment generally and local heritage in particular. Under the various UK planning acts,</p>

	local authorities in England have a duty to preserve and enhance Conservation Areas and to guard against the loss of statutory listed buildings. The principles which underpin the Initiative, beginning with the process of data gathering in order to build up an accurate picture then developing a strategy and utilising the tools available to address the problem, are of universal application. Where heritage assets and a public duty to prevent their loss exist the principles which underpin this initiative can be used to provide a framework for co-ordinated action to facilitate the necessary preventative measures.
Expert opinion	The program was very effective and successful in terms of reducing historic buildings under threat pushing the further development of certain quarters. But also a significant level of funding and personal resources had to be spent, what might be difficult for financially weaker municipalities. Nevertheless, the public investments triggered off 5 times more input from private investments. The approach in general is transferable to other municipalities, but needs a strong political support.
Stakeholder opinion	
Information sources	
Name of the initiative	Building at risk programme
Country/region/city etc.	Liverpool, England, United Kingdom
Administering organisation(s)	Liverpool City Council
Contact details of administering organisation(s)	Christopher Griffiths Buildings at Risk Officer, Liverpool City Council chris.griffiths@liverpool.gov.uk www.liverpool.gov.uk
Interviewed persons	Karl Creaser (English Heritage) Louise O'Brien (English Heritage) Graeme Ives (English Heritage) Steve Corbett (Liverpool City Council) John Hinchliffe (Liverpool City Council) Ken Smith (North West Development Agency)
Other documentation sources	
Website URL	
Main author of the case	Christopher Griffiths, Nils Scheffler

Chart 2 Change in Risk Status of Listed Buildings in Liverpool from 1991 to 2009



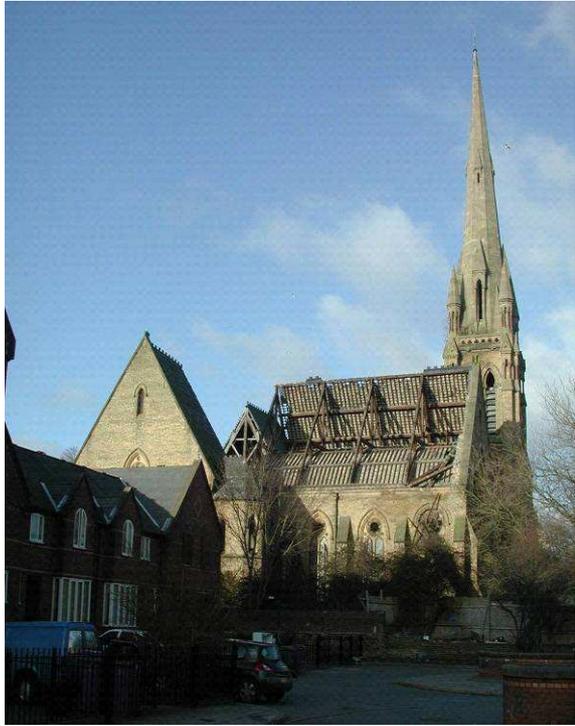
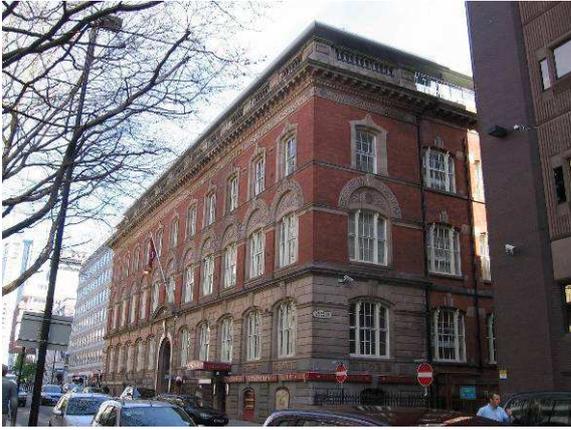
Risk Group	<i>At Risk</i>			<i>Vulnerable</i>	<i>Not at Risk</i>		Totals	Year
Risk Category	1	2	3	4	5	6		
Degree of Risk	<u>Extreme</u>	<u>Grave</u>	<i>At Risk</i>	Vulnerable	Not at Risk B	Not at Risk A		
Number of Buildings in 1991	122	5	224	417	933	949	2650	1991
%age by Risk Group	4.6	0.2	8.5	15.7	35.2	35.8	100	
%age by Risk Category	13.3			15.7	71		100	
Number of Buildings in 2009	26	3	113	301	991	1237	2671	2009
%age by Risk Group	0.97	0.1	4.23	11.3	37.1	46.3	100	
%age by Risk Category	5.3			11.3	83.5		100	

The Casartelli Building, Duke Street/Hanover Street, before and after reconstruction. This building was the flagship building in the *Liverpool Echo's Stop The Rot Campaign*





Royal Insurance Building, North John Street: Condition being monitored and the building is being kept secure and wind and water-tight. Permission granted for conversion to hotel, but no start made at present.



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