

**Evaluating the effectiveness of Environmental Stewardship for the
conservation of historic buildings**

Natural England Contract reference 25648

Final Report May 2014



**Authors: Peter Gaskell¹
Bob Edwards²**

¹ Countryside and Community Research Institute, University of Gloucestershire,
Oxstalls Lane, Longlevens, Gloucester, Gloucestershire, GL2 9HW

² Forum Heritage Services Ltd., Room 5 Dorset House, Church St, Wimborne Minster
BH21 1JH



PROJECT DETAILS

Project Title: Evaluating the effectiveness of Environmental Stewardship for the conservation of historic buildings

Client Reference: 25648

Start Date: September 2013

Finish Date: May 2014

Duration: 8 months

Fera Consortium Partners

The Food and Environment Research Agency, Sand Hutton, York, YO41 1LZ, UK.

ADAS UK Ltd., Unit 1, Ground Floor, Rubicon Square, Pentagon 2, 4205 Park Approach, Thorpe Park, Leeds, LS15 8GB.

Countryside and Community Research Institute, University of Gloucestershire, Oxstalls Lane, Longlevens, Gloucester, Gloucestershire, GL2 9HW.

Environment Systems Ltd., 11 Cefn Llan Science Park, Aberystwyth, Ceredigion, SY23 3AH.

Project Team

Countryside and Community Research Institute, University of Gloucestershire, Oxstalls Lane, Longlevens, Gloucester, Gloucestershire, GL2 9HW.

Forum Heritage Services Ltd., Room 5 Dorset House, Church St, Wimborne Minster BH21 1JH.

ADAS UK Ltd., Unit 1, Ground Floor, Rubicon Square, Pentagon 2, 4205 Park Approach, Thorpe Park, Leeds, LS15 8GB.

Dyfed Archaeological Trust Ltd., The Shire Hall, Carmarthen Street, Llandeilo, Carmarthenshire, SA19 6AFK.

Project Manager (Research Team)

Peter Gaskell

Research Team

CCRI: Pete Gaskell, Paul Courtney, Nick Lewis, Rob Berry, Will Barber.

Forum Heritage Services: Bob Edwards.

ADAS: Fiona Moore, Diarmuid O'Seaneachain, John Lord, Robert Edwards.

DAT: Ken Murphy, Huw Pritchard.

When quoting this report use the following citation:

Gaskell, P., Edwards, B. and Courtney P. with Barber, W., Berry, R., Edwards, R., Lewis, N., Lord, J., Moore, F., Murphy, K., O'Seaneachain, D. and Pritchard, H. (2014) Evaluating the effectiveness of Environmental Stewardship for the conservation of historic buildings, Final report to Natural England.

EXECUTIVE SUMMARY

The Fera Consortium (FC) was commissioned by Natural England (NE) in September 2013 to evaluate the effectiveness of Environmental Stewardship for the conservation of historic buildings.

1. Research Objectives

In 2003 ADAS produced a report for Defra assessing the effectiveness of agreements made under both the Countryside Stewardship (CS) and Environmentally Sensitive Areas (ESA) schemes towards the restoration of traditional farm buildings (TFB). The objectives of the project were to develop and implement a method of assessment, to report the findings and to provide recommendations on the improvement of systems for selecting and administering grants. The study took a holistic view, examined a range of factors and involved the survey of 120 buildings, with the sample drawn widely across the various ESA areas and CS agreements, to gain an impression of the full range of situations and projects.

Many of the recommendations made in this evaluation project were taken up in the development of options for the new Environmental Stewardship scheme as well as putting in place new staff, protocols and processes to deliver the new scheme. In 2013 NE identified a need to consider how effective these options and methods had been in delivering good conservation outcomes for historic farm buildings, as well as contributing to other Environmental Stewardship objectives. The agency was interested not only in the success of the restoration of historic buildings (HTB) capital item in the Higher Level Scheme (HLS), but also the effectiveness of the maintenance of TFB options (D1 and D12) that were brought into the Entry Level Scheme in 2006 and 2010 respectively.

The research had three objectives:

1. To review and update the method of assessment designed by ADAS in 2003 to reflect Environmental Stewardship being a single scheme with maintenance and restoration options, and to allow the testing of the new processes in place, including the HLS historic building assessment process and its effectiveness. This update should also aim to enable standalone and broad comparisons to be made with the earlier assessment with respect to outputs and success.
2. Using the agreed revised methodology, to undertake an assessment of the effectiveness of Environmental Stewardship for historic building conservation, including the examination of a sample of buildings that have received funding and the consideration of any patterns of uptake.
3. Based on the outputs of Objective 2, to develop a series of recommendations for future scheme development.

2. Methodology

The methodology developed for this project was based on an updated version of the methodology used in the ADAS 2003 research. In consultation with the Natural England Project Steering Group it was agreed that the revised methodology should retain the core elements of the ADAS methodology:

- Using a mixed methods approach combining both quantitative and qualitative techniques.
- Undertaking a survey of Environmental Stewardship agreements with TFB maintenance and HTB restoration options.

- Selecting Environmental Stewardship agreements purposively for detailed assessment with the aim of capturing a broad range of TFB maintenance and HTB restoration situations. It was agreed that a survey of 100 agreements would be sufficient to cover a broad range of experiences.
- Selecting 100 Environmental Stewardship agreements evenly across the eight NE regions and including a variety of farmstead types.
- Using expert appraisal, guided by the systematic collection of data, to assess the effectiveness of Environmental Stewardship for the conservation of historic buildings.
- Undertaking a survey of 20 stakeholders including NE staff, Environmental Stewardship advisors, conservation architects and historic environment advisory bodies to explore their experiences with the historic building conservation process under Environmental Stewardship.
- Drawing on the results of the stakeholder survey and Environmental Stewardship agreement survey to develop recommendations for future scheme development.

3. Key research findings

3.1 HTB restoration projects

Effectiveness of the HLS historic building assessment process

Set up and delivery

In the stakeholder survey it was reported that there were significant teething problems which hampered the delivery during the early years. Delivery structures were not fully embedded within the regions when the funding came on stream in 2007/08 as the new three-stage process was very different and more sophisticated than the one used for historic building restoration grants under the classic schemes. There was a general consensus among the NE staff interviewed that a national team linked to regional Historic Environment Advisors (HEAs) who worked with Local Interest Advisors (LIAs) was an appropriate staffing structure for the delivery of HTB restoration projects.

The three-stage process

Stage 1: Applying to include HTB in an HLS agreement

There was a high degree of satisfaction with the application process. Improvements suggested included speeding up the process, reducing the amount of paperwork and reducing the uncertainty between Stages 2 and 3 of the process, where funding the restoration works was dependent on a budget review.

Farm Environment Plans (FEP)

Most of the historic environment data provided in the FEP is derived from local authority HERs rather than field survey. This is a very incomplete data source, so FEPs lack comprehensive historic building information. It is therefore unsurprising that few HTB restoration projects rely on FEPs.

The review of FEPs found that they often failed to provide an accurate representation of the presence or significance of the historic built environment. In many of the FEPs consulted, the historic buildings that later became HTB restoration projects were not recorded or were simply recorded as being present as a traditional farmstead but with limited analysis. As a baseline assessment of the environmental assets of a holding, the FEP is usually not satisfactory in terms of its coverage of historic buildings and often does not contribute to the selection of buildings for inclusion in HLS. The agreement holder survey found that one-third

of respondents found their FEPs of little or no use in the application process and the stakeholder interviews with NE staff confirmed that it was common for the identification of historic buildings with potential for restoration to arise from conversations between agreement holders, agents and NE advisors.

Historic Building Information Form (HBIF)

The evidence suggests that the HBIF was an important first step in starting negotiations with agreement holders about a potential HTB restoration project. The Applicants Guide was used by most agreement holders in the survey and most found it helpful in deciding whether to submit the HBIF to NE. The stakeholder interviews revealed that the HBIF was often used as a trigger or checklist rather than a complete record, but that this was useful nonetheless, in stimulating discussions with NE staff. The review of HBIFs suggests that there seems to be an issue with the under-estimation of costs in some cases.

Traditional Historic Building Restoration in HLS: Assessment Criteria for Farm Buildings (THBRF)

Comparison of the scores from the THBRFs and information from the farmstead and building survey showed that the scoring system worked well in identifying the important characteristics of buildings and building groups. However, there were cases where the scoring was unclear.

Overall, the THBRF is an effective tool in helping NE staff to make funding decisions, but its successful use is dependent upon adequate training to ensure NE staff members are consistent and confident in making the necessary assessments. Where resources allow, selection panels could provide quality assurance to the process.

Stage 2: Completing a Management Plan to identify what work is required to restore the historic building

Management Plans

The agreement holders surveyed were generally satisfied with the management plan produced as part of their HTB restoration project. The stakeholder survey recorded a wide range of views on the preparation of management plans and their role in the restoration process. While the engagement of a conservation architect or surveyor to prepare the plan and ultimately oversee the completion of the works was seen as beneficial in providing expert input and dealing with insurance and liability issues which had proven problematic to NE in the past, it also raised a number of governance and management issues relating to tensions between NE staff and conservation architects and levels of in-house expertise.

A major difficulty in assessing the delivery of HTB restoration in this project has been the varied level of availability of documents relating to each project meaning that often it was not possible to follow the decision-making process. Even where documents are available, for example THBRFs, it was not always clear why certain scores were allocated meaning the selection process can be opaque.

In some regions NE staff have adapted the Stage 2 process to take account of the complexity of the HTB restoration project and implemented a 'fast-track' approach for some projects. The decision to fast-track an application requires considerable knowledge and understanding of the building's significance and needs.

The management plan sections relating to the works to the buildings that were examined clearly reflect the NE guidelines for conservation and repair and some have an over-arching repair strategy statement setting out the approach to the works. However, these are often generic statements rather than setting out the particular conservation philosophy that has been applied to that project, including describing why alternative approaches were not taken.

Stage 3: Completing the work to restore the historic building

Quality of works

The evidence from the farmstead and building survey found that overall; the repair and restoration works undertaken were carried out to a high standard using traditional materials, and will extend the lives of the buildings restored. The extent and quality of the works should thus have made a major contribution to retaining the buildings in the landscape, often markedly improving the appearance of the buildings.

Extent of works

The stakeholder survey recorded a perception that a grant for restoration will involve the highest standards of conservation repair using vernacular materials and traditional techniques. The farmstead and building survey found many examples where these high standards of restoration were judged to be entirely appropriate but it can be argued that securing the benefits offered by the restoration of a building(s) could have been achieved using a different approach that would have resulted in lower expenditure and better value for money. The stakeholder survey generated a lot of discussion about the appropriate balance between holding repairs and full restoration.

Effectiveness of the HTB restoration project capital item for historic building conservation

From the survey evidence we conclude that Environmental Stewardship has been largely successful in meeting the objectives for historic building restoration in terms of; historic and architectural interest, landscape character, wildlife and accessibility to the public.

The farmstead and building survey rated all farmstead groups and building items as either High or Medium in terms of historic significance showing that the NE application process had been successful in identifying HTB restoration projects that were of historic or architectural interest. The farmstead and building survey found that projects made a significant contribution to landscape character. These findings were supported by the agreement holder survey results where most agreement holders thought that their HTB restoration project had provided a benefit to landscape character.

The farmstead and building survey found that the majority of building items provided benefits for wildlife. The role of HTB restoration projects in providing wildlife habitats was discussed in the stakeholder interviews and it was suggested that wildlife considerations were embedded throughout the NE application process and opportunities to maintain and enhance habitat provision were taken where opportunities arose.

The majority of building items in the farmstead and building survey were visible from publicly accessible areas. The stakeholder interviews found that where opportunities arose agreement holders were encouraged to provide direct public and educational access to the restored buildings and the agreement holder survey found that some of respondents had made such provision for direct access.

The farmstead and building survey data were also analysed to determine the multiple environmental benefits contributed by each building item. Nine out of 10 building items recorded a High score against at least one Environmental Stewardship objective and over half recorded a High score for three or more Environmental Stewardship objectives.

Overall, these results suggest that with regard to achieving the objectives of Environmental Stewardship, the HTB restoration option is very effective in selecting buildings that offer high potential to provide public benefit through their restoration.

Value for money (VfM) of HTB restoration projects

The VfM analysis confirms that HTB is generally effective at targeting significant buildings and farmsteads, although the assessment identified a number of cases where there may be room for improvement. Evidence from the agreement holder survey suggests that the majority of the reported beneficial economic impacts of HTB restoration projects would not have happened without the grant. Most of the agreement holders said their buildings had an enhanced use as a result of being restored. Evidence from the agreement holder survey also suggests that HTB restoration projects have a positive impact on the local economy.

Potential for an historic building restoration capital item in future scheme development

All of the stakeholder interviewees thought that it was appropriate to conserve historic farm buildings by funding repair and restoration works. There was also general consensus among the stakeholders that the multi-objective nature of the existing Environmental Stewardship HTB capital item should be kept, and adopted by any future scheme.

From the different, and sometimes conflicting, views on what the capital item should contain, it is clear that there are strategic issues to address in future scheme development. These issues concern; the criteria that should be used to prioritise and select buildings for restoration and the extent of the intervention, how best to deliver repair and restoration projects, the balance between projects requiring major and minor intervention, the role of historic building conservation funding in securing an economic future for TFBs, the use of variable grant rates for historic building restoration depending on the environmental benefits provided and the end use of the building, and extending the protection of the restored building beyond the expiry of an agreement.

Stakeholders were asked how the restoration of historic buildings could be improved. Much of the discussion was centred on improvements that could be made to the existing HTB restoration project approach, including revisions to the three-stage process and project governance and resourcing.

3.2 Maintenance of weatherproof traditional farm buildings

Identification and selection of TFBs by agreement holders

The farmstead and building survey found that all the agreement holders had correctly identified the type of buildings to include under the TFB maintenance option. The agreement holder survey found that respondents experienced few difficulties with the application process and the majority were satisfied with the option and would select it again if given the opportunity.

One-third of the agreements reviewed were found to have differences of more than +100m² in the estimated floor area of the buildings entered under the building maintenance option compared to the farmstead and building survey. Thus there would appear to be some instances where the floor area is over estimated by agreement holders.

Effectiveness in achieving Environmental Stewardship objectives

Overall, we conclude that Environmental Stewardship has had mixed success in meeting the objectives for the TFB maintenance option. The farmstead and building survey found that the majority of the buildings in the scheme contributed towards the objectives of Environmental Stewardship in terms of; landscape character, historic and architectural interest, wildlife and accessibility to the public, but the recorded level of maintenance often fell short of the high standards prescribed.

Whilst the selection of buildings for the TFB maintenance option was only dependent upon the building being a pre-1940 TFB, most of the building items surveyed made a positive contribution to landscape character. This would suggest that the TFB maintenance option is effective in including buildings which through maintenance will reinforce landscape character. The widespread uptake and geographical coverage of agreements containing the TFB maintenance option is a strength of Environmental Stewardship. The majority of building items surveyed were judged to be of High or Medium historic significance. Again this would suggest that TFB maintenance option is effective in including buildings of historic importance. Wildlife benefits were provided by three-quarters of building items and the majority of building items were in the High and Medium categories in terms of visibility.

The farmstead and building survey data were analysed to determine the multiple environmental benefits contributed by each building item. Over three-quarters of the building items recorded a High score against at least one Environmental Stewardship objective and over one-third recorded a High score for three or more Environmental Stewardship objectives.

From the evidence we conclude that overall, the TFB maintenance option has been quite effective in including building items that provide multiple environmental benefits even though the option is not specifically targeted at high value buildings and agreement holders decide for themselves whether to include the option in their agreements.

Management of buildings included under the TFB maintenance option

The farmstead and building survey judged 95 per cent of building items to be in Good or Fair condition. However, only 4 out of 51 agreements had all of their TFB maintenance option buildings in Good condition.

It was clear from the agreement holder and farmstead and building surveys that maintenance is being undertaken. This work is generally being done with traditional materials or on a like for like basis. Only a small number of agreements were seen where the work being undertaken was considered to be inappropriate.

The standard of maintenance required by the TFB maintenance option is very high and clearly would exclude many buildings being entered into the scheme if the requirements were strictly adhered to. The requirement for a traditional farm building to be weatherproof is essential and this could be taken to specifically relate to the need to ensure that the roofing material is intact, rainwater goods are correctly fitted and aligned and that pointing to masonry or cladding to timber-framing is adequate to prevent water ingress into the fabric of the building. These basic maintenance requirements will ensure that surviving TFBs can be retained as features within farmsteads and the landscape for the future. Other aspects of maintenance could fall into the Fair or category B standard of maintenance without significant harm being caused to the building.

Overall, the results of the farmstead and building survey suggest that the TFB maintenance option is having a limited impact on improving the condition of TFBs. The farmstead and building survey results also suggest that the level of required maintenance that is clearly set out in the ELS handbook description of the option is not being performed consistently on the majority of agreements. There appears to be limited agreement holder awareness of the required standards of maintenance.

Potential for a building maintenance option in future scheme development

The stakeholder interviews explored the potential for a building maintenance option to be included in a successor scheme to Environmental Stewardship. It was suggested that there was potential for a more targeted building maintenance option which could be focused on high value areas or specific building types. The success of such an approach would depend

on the information available to inform targeting. It was also stressed that verification had to be designed into any new option.

4. Policy recommendations

4.1 Policy recommendations: HTB restoration projects

HTB restoration project monitoring

- A national database of completed HTB projects should be maintained and payments for the first and second Capital Works Plans identified. This would allow NE to accurately monitor the number of completed HTB projects it has funded. In addition the database should include the following variables: Agreement holder reference, NE Region, Agricultural Landscape Type, National Character Area, building type and designation, and HTB project start and end dates.

Effectiveness of the HLS historic building assessment process

- Each holding should be looked at and recorded in a holistic way at the beginning of the HLS process to ensure that all environmental assets are identified.
- Organisations and individuals who undertake the preparation of FEPs should receive additional training to be able to consistently record the presence of TFBs within the FEP.
- HEAs should annotate the THBRF to explain their scoring, particularly in relation to factors such as potential for adaptation and the extent of repairs.
- Consideration should be given to revising the THBRF so that the desk assessment and, if undertaken, the field assessment are completed on the same form allowing a comparison between the scoring at the two stages to be made. Explanation of any changes in score should be made on the form.
- NE should facilitate joint workshops between conservation architects and NE staff to improve understanding of their respective roles in the conservation process.
- NE should consider providing additional training to HEAs in the production of management plans and statements of significance so they are more able to assess and review submitted management plan documents to ensure that they fulfil the requirements of the brief and the project.
- Archiving procedures need to be standardised across NE regions in line with the new Land Management Information Note (LAMIN) and check list so that the decision-making process is fully documented.
- Consideration should be given to adopting a policy to produce a Funding Report which sets out clearly why the building selected fulfils the criteria for funding, explaining any issues that may appear to conflict with those criteria and why the repair strategy is deemed appropriate. This would be in line with procedures in organisations such as local authorities.
- The brief for management plans should emphasise the importance of gaining an understanding of the farmstead within its landscape.

- Every restoration project should have a management plan that clearly presents an understanding of the building/group and assessment of significance, a discussion of issues and proposals for its future management. This document may draw on other research documents; structural surveys etc. and will inform the preparation of the schedule of works. The management plan should be a document that is readily available for inspection.
- The depth and detail of a management plan should be commensurate with the building and the proposed extent of works for which it is being produced.
- Management plans should use and make direct reference to the farmstead character documents produced by English Heritage.
- NE should review submitted management plans against the brief and ensure that the presence and quality of the elements of the management plan accord with the brief before payment is authorised.
- The statement of significance is of considerable importance and should be a guide to all consequent decisions regarding the management of the building. Statements of significance should be prepared by appropriately qualified and experienced professionals.
- Fast-track applications should not dispense with the production of a statement of significance.
- Consideration should be given to including within the management plan a repair strategy regarding the conservation approach that is being taken, setting out why the particular decisions have been made and why alternative approaches were not taken.
- Consideration should be given to completing analysis for those agreements where documentation was unavailable at the time of the survey as this would add to the robustness of the research findings.

Effectiveness of the HTB restoration project capital item for historic building conservation

- Consideration should be given to the level of public access required as part of HTB restoration projects, possibly using Heritage Open Days or other set days when the public can visit buildings restored through Environmental Stewardship.

Value for money (VfM) of HTB restoration projects

- The Value for Money of applications for restoration should be subject to specific consideration, comparing the assessment of significance and extent of proposed works.

Potential for an historic building restoration capital item in future scheme development

- A review of conservation philosophy should be undertaken as part of the design of a new HTB capital item. The review should include the purpose of the intervention in terms of restoration and structural repairs in relation to the environmental outcomes desired; the end-use of the buildings after work has been completed; the potential to use variable grant rates for historic building restoration depending on the

environmental benefits provided and the end use of the building; and the potential to include 'covenant' like arrangements to protect the building beyond the life of the agreement.

- The design of a new historic building restoration scheme should consider if buildings on the holding but outside AES agreements should be eligible for funding as well as those on land covered by an annual land management agreement.
- A review of the three-stage process should be undertaken as part of the design of a new HTB capital item, to consider: The potential for pre-application discussion, a national selection panel, the use of a framework agreement or accreditation to achieve greater management plan consistency, and a fast-track management plan process.
- A governance review should be undertaken to assess the balance between national and regional management functions, staffing and resource allocation.
- A new HTB capital item should have sufficient lead-in time to allow for staff training and familiarization.

Best practice for a future historic building restoration scheme

Best practice for a future historic building restoration scheme should include:

- A preparatory period to be completed before the scheme goes live to include allocation of staff resources and training of staff in scheme delivery procedures.
- A ring-fenced budget, with a two year budgeting cycle in recognition of the length of historic building restoration projects.
- National co-ordination of delivery targets.
- National co-ordination of targeting and selection procedures to ensure regional consistency.
- Appointment of a HEA specialist grade in each region.
- Regional staff structure based on an HEA specialist and a network of LIAs. To be supported by dedicated financial administration for project and budget management and planning.
- Development of partnership working with historic environment advisory bodies, particularly in the protected landscapes.
- Adaptation to the three-stage process to facilitate a 'fast-track' approach to 'simple and straightforward' historic building restoration projects.
- Variable grant rates depending on the environmental benefits provided and end-use of the buildings.
- Eligibility criteria that include the capacity of the building to absorb change.
- The management clause within agreements should last for 10 years.

4.2 Policy recommendations: Maintenance of weatherproof traditional farm buildings

Identification and selection of TFBs by agreement holders

- Guidance should be provided on how to accurately measure the floor area of buildings.

- The scale and accuracy of maps used to identify features such as buildings should be appropriate for the purpose of identification of buildings to ensure that all parties are clear as to the extent of the coverage of the agreement.

Effectiveness in achieving Environmental Stewardship objectives

- A reminder to all agreement holders of the compliance rules and maintenance responsibilities should be issued at the break point.
- Attention needs to be given to the issue of option non-compliance.
- Consideration should be given to adjusting the condition requirements to focus on ensuring buildings' walls and roofs are weatherproof and rainwater goods are working correctly and preparing a more detailed guide to the condition standards that are required by any future scheme.

Potential for a building maintenance option in future scheme development

- A review of the potential for a building maintenance option to be included in any successor scheme should address the weaknesses identified by this research. This should include targeting issues, level of understanding among agreement holders needed to implement the option, calculating the floor areas of buildings, identification of eligible buildings, and compliance with maintenance prescriptions.

Best practice for a future maintenance of historic buildings scheme

Best practice for a future maintenance of historic buildings scheme should include:

- National co-ordination of delivery targets to be implemented at the regional level.
- National co-ordination of selection procedures to ensure regional consistency.
- Guidance for agreement holders relating to selection and maintenance of buildings.
- Multi-objective selection criteria similar to the existing HTB restoration project model.
- Increased payment rates in return for additional environmental benefits.
- Capability to be delivered at a middle-tier landscape scale.
- Rigorous verification and auditing procedures.

ACKNOWLEDGEMENTS

The research team would like to thank the Natural England Project Steering Group; Catherine Hurley, Victoria Hunns, Frances Fewster, Jeremy Lake (English Heritage) and Jez Bretherton, for their support and assistance through all stages of the research. We would also like to thank Lindsey Clothier (Defra) for her advice on the sample selection and Amanda Naylor and Phyllis King (Natural England) for uploading the agreement documentation on to Huddle.

Thanks also go to the Natural England staff, conservation architects, Environmental Stewardship advisors and historic environment conservation bodies who agreed to be interviewed and gave so readily of their time for the stakeholder survey.

Finally, we are indebted to the Environmental Stewardship agreement holders and their agents who took part in the survey for their time, information and views, without whom this report would not be possible.

ABBREVIATIONS USED

AABC	Architects Accredited in Building Conservation
AES	Agri-environment scheme
ALT	Agricultural Landscape Type
AONB	Area of Outstanding Natural Beauty
CAP	Common Agricultural Policy
CCRI	Countryside and Community Research Institute
CS	Countryside Stewardship
CWP	Capital Works Plan
Defra	Department for Environment, Food and Rural Affairs
ED1	Entry Level Stewardship: Maintenance of weatherproof traditional farm buildings
ELS	Entry Level Stewardship
ESA	Environmentally Sensitive Area
ETIP	Environmental Stewardship Training and Information Programme
EU	European Union
FC	Fera Consortium
FEP	Farm Environment Plan
FER	Farm Environment Record
FRCA	Farming and Rural Conservation Agency
HBIF	Historic Buildings Information Form
H&S	Health and Safety
HD1	Higher Level Stewardship: Maintenance of weatherproof traditional farm buildings
HEA	Historic Environment Advisor
HER	Historic Environment Record
HLS	Higher Level Stewardship
HTB	Historic building
JCT	Joint Contracts Tribunal
LA	Local Authority
LAMIN	Land Management Information Note
LIA	Lead Interest Advisor
MAFF	Ministry of Agriculture, Fisheries and Food
MP	Management Plan
MPB	Management Plan Brief
NCA	National Character Area
NE	Natural England
NELMS	New Environmental Land Management Scheme
NEPSG	Natural England Project Steering Group
NP	National Park
OD1	Organic ELS: Maintenance of weatherproof traditional farm buildings
OELS	Organic Entry Level Stewardship
OHD1	Organic HLS: Maintenance of weatherproof traditional farm buildings
PDNPA	Peak District National Park Authority
RDPE	Rural Development Programme for England
RDS	Rural Development Service
SHINE	Selected Heritage Inventory for Natural England
TFB	Traditional Farm Building
THBRF	Targeting Historic Building Restoration Form
UD12	Uplands ELS: Maintenance of weatherproof traditional farm buildings in remote locations
UHD12	Uplands HLS: Maintenance of weatherproof traditional farm buildings in remote locations
UELS	Uplands Entry Level Stewardship
UHLS	Uplands Higher Level Stewardship
UOD12	Uplands Organic: Maintenance of weatherproof traditional farm buildings in remote locations
VfM	Value for Money
WP	Weather proof

TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	BACKGROUND	1
1.1.1	<i>Environmental Stewardship</i>	1
1.1.2	<i>Historic building conservation under Environmental Stewardship</i>	2
1.2	RESEARCH OBJECTIVES.....	7
1.2.1	<i>Background</i>	7
1.3	STRUCTURE OF THE REPORT.....	8
2	METHODOLOGY	9
2.1	INTRODUCTION.....	9
2.2	THE ADAS 2003 METHODOLOGY	9
2.3	THE REVISED METHODOLOGY.....	10
2.3.1	<i>Review of key documents</i>	12
2.3.2	<i>Preparation of protocols and purposive sampling framework</i>	13
2.3.3	<i>Selection of agreements for survey</i>	14
2.3.4	<i>Collecting supporting documentation for agreements</i>	15
2.3.5	<i>Data collection surveys</i>	16
2.3.6	<i>Data analysis and evaluation</i>	19
3	RESTORATION OF HISTORIC BUILDINGS	21
3.1	HTB RESTORATION PROJECT UPTAKE.....	21
3.2	AGREEMENT HOLDER SURVEY	25
3.2.1	<i>Agreement holder details</i>	25
3.2.2	<i>Application process</i>	25
3.2.3	<i>Management of buildings restored under HTB</i>	28
3.2.4	<i>Benefits resulting from HTB restoration projects</i>	29
3.2.5	<i>Restoration works</i>	30
3.3	FARMSTEAD AND BUILDING SURVEY	31
3.3.1	<i>Building items</i>	31
3.3.2	<i>Designations</i>	33
3.3.3	<i>Condition</i>	33
3.4	STAKEHOLDER INTERVIEWS.....	33
3.4.1	<i>Introduction</i>	33
3.4.2	<i>HTB restoration project delivery</i>	33
3.4.3	<i>Effectiveness of HTB restoration projects for the conservation of historic buildings</i>	43
3.4.4	<i>Future scheme development</i>	46
3.5	APPRAISAL.....	56
3.5.1	<i>Effectiveness of the HLS historic building assessment process</i>	56
3.5.2	<i>Effectiveness of the HTB restoration project capital item for historic building conservation</i>	64
3.5.3	<i>Value for money (VfM) of HTB restoration projects</i>	67
3.5.4	<i>Additionality and direct value for money: From the agreement holder's perspective</i>	74
4	MAINTENANCE OF WEATHERPROOF TRADITIONAL FARM BUILDINGS	76
4.1	MAINTENANCE OF WEATHERPROOF TRADITIONAL FARM BUILDINGS OPTION UPTAKE.....	76
4.2	AGREEMENT HOLDER SURVEY	78
4.2.1	<i>Agreement holder details</i>	78
4.2.2	<i>Application process</i>	79
4.2.3	<i>Management of buildings covered by TFB maintenance options</i>	80
4.2.4	<i>Benefits resulting from TFB maintenance options</i>	81
4.3	FARMSTEAD AND BUILDING SURVEY	83
4.3.1	<i>Building items</i>	83
4.3.2	<i>Designations</i>	85

4.3.3	Condition.....	85
4.4	STAKEHOLDER INTERVIEWS.....	85
4.4.1	<i>Delivery of the TFB maintenance option</i>	85
4.4.2	<i>Effectiveness of the TFB maintenance option for the conservation of historic buildings</i>	86
4.4.3	<i>Future scheme development</i>	87
4.5	APPRAISAL.....	88
4.5.1	<i>Effectiveness of the TFB maintenance option for historic building conservation</i>	88
5	EVALUATION AND RECOMMENDATIONS	94
5.1	INTRODUCTION.....	94
5.2	RECOMMENDATIONS OF THE ADAS 2003 REPORT.....	94
5.3	RESTORATION OF HISTORIC BUILDINGS.....	94
5.3.1	<i>HTB restoration project monitoring</i>	94
5.3.2	<i>Effectiveness of the HLS historic building assessment process</i>	95
5.3.3	<i>Effectiveness of the HTB restoration project capital item for historic building conservation</i>	99
5.3.4	<i>Value for money (VfM) of HTB restoration projects</i>	100
5.3.5	<i>Potential for an historic building restoration capital item in future scheme development</i>	100
5.3.6	<i>Best practice for a future historic building restoration scheme</i>	102
5.4	MAINTENANCE OF WEATHERPROOF TRADITIONAL FARM BUILDINGS.....	103
5.4.1	<i>Identification and selection of TFBs by agreement holders</i>	103
5.4.2	<i>Effectiveness in achieving Environmental Stewardship objectives</i>	103
5.4.3	<i>Management of buildings included under the TFB maintenance option</i>	104
5.4.4	<i>Potential for a building maintenance option in future scheme development</i>	105
5.4.5	<i>Best practice for a future maintenance of historic buildings scheme</i>	105
	ANNEX 1: SUMMARY OF THE APPLICATION PROCESS FOR HTB RESTORATION PROJECTS UNDER HLS.....	106
	ANNEX 2: SELECTION OF AGREEMENT HOLDERS: DISTRIBUTION BY REGION AND ALT	108
	ANNEX 3: ENVIRONMENTAL STEWARDSHIP AGREEMENT SUPPORTING DOCUMENTATION.....	110
	ANNEX 4: AGREEMENT HOLDER CONTACT LETTER	111
	ANNEX 5: AGREEMENT HOLDER INTERVIEW FORM	112
	ANNEX 6: FARMSTEAD AND BUILDING RECORD FORM.....	126
	ANNEX 7: STAKEHOLDER INTERVIEW SCHEDULE.....	136
	ANNEX 8: TRADITIONAL HISTORIC BUILDING RESTORATION IN HLS: ASSESSMENT CRITERIA FOR FARM BUILDINGS (THBRF)	138
	ANNEX 9: NATURAL ENGLAND MODEL MANAGEMENT PLAN BRIEF	140
	ANNEX 10: EXAMPLE OF EFFECTIVENESS SCORES FOR MEETING ENVIRONMENTAL STEWARDSHIP OBJECTIVES.....	146
	ANNEX 11: CONDITION ASSESSMENT OF TRADITIONAL FARM BUILDINGS FOR D OPTIONS.....	147

1 INTRODUCTION

1.1 Background

The Fera Consortium (FC) was commissioned by Natural England (NE) in September 2013 to evaluate the effectiveness of Environmental Stewardship for the conservation of historic buildings.

Historic buildings are an important feature of the countryside and are fundamental to its sense of place, its local distinctiveness and its historic interest. They contribute to biodiversity, by providing wildlife habitats, and also provide visual public benefits. The contribution of historic buildings to the historic environment, landscape character, biodiversity and public amenity is widely recognised and they have been incorporated in agri-environment schemes (AES) for over 25 years. Over this time the historic building options within AES have been reviewed and refined to improve their effectiveness in meeting scheme objectives. Previous research undertaken by ADAS¹ found that the historic building restoration options within the classic AES² have generally been effective in meeting scheme objectives. However, there is a need to determine the effectiveness of the more recent Environmental Stewardship scheme for the conservation of historic buildings and provide recommendations that can be used to inform future scheme development.

1.1.1 Environmental Stewardship

Environmental Stewardship was launched in 2005 and is a voluntary AES delivered by NE on behalf of the Department for Food, Environment and Rural Affairs (Defra). In 2007 Environmental Stewardship became part of the Rural Development Programme for England 2007-2013 (RDPE) which was funded as part of the European Union's (EU) Common Agricultural Policy (CAP). The Environmental Stewardship scheme provides payments to farmers and land managers in England who deliver environmental management on their land and has five major objectives:

- conserve wildlife;
- maintain and enhance landscape quality and character;
- protect the historic environment;
- protect natural resources;
- promote public access and understanding of the countryside.

There are four elements to Environmental Stewardship: Entry Level Stewardship (ELS); Organic Entry Level Stewardship (OELS); and Higher Level Stewardship (HLS); which were launched in 2005; and Uplands Entry Level Stewardship (UELS), which was launched in 2010. Briefly, the key features of the four elements of Environmental Stewardship are³ as follows:

¹ ADAS (2003) Traditional Farm Building Restoration on Environmentally Sensitive Areas and Countryside Stewardship Agreements. Report to the Department for Environment, Food and Rural Affairs.

² Countryside Stewardship scheme (CS) and the Environmentally Sensitive Areas scheme (ESA).

³ Further information about Environmental Stewardship can be found at <http://www.naturalengland.org.uk/ourwork/farming/funding/es/>

- **ELS** provides a straightforward approach to supporting the good stewardship of the countryside. This is done through simple and effective land management that goes beyond the Single Payment Scheme requirement to maintain land in good agricultural and environmental condition.
- **OELS** is the organic strand of ELS. It is geared to organic and organic/conventional mixed farming systems and is open to all farmers not receiving Organic Farming Scheme aid. OELS aims to encourage a large number of organic farmers across a wide area of farmland to deliver simple yet effective environmental management.
- **UELS** supports hill farmers with payments for environmental management. This element of Environmental Stewardship succeeds the Hill Farm Allowance. It is open to all farmers with land in Severely Disadvantaged Areas, regardless of the size of the holding.
- **HLS** involves more complex types of management than ELS. Farmers and land managers receive advice and support, and agreements are tailored to local circumstances. A Farm Environment Plan (FEP) is prepared which appraises the environmental value of the land by identifying 'features', and suggests appropriate HLS management options for them.⁴ HLS applications are assessed against specific local targets and agreements are offered where they meet these targets and represent good value for money. They can be combined with ELS, OELS or UELS.

The amount of money paid to a farmer or land manager under Environmental Stewardship is determined by estimated income forgone and the cost incurred in carrying out the land management activity. ELS requires farmers and land managers to manage land according to specified environmental standards for a period of 5 years in return for a set payment per hectare. Entry into ELS is determined by a 'points per hectare' calculation where points are earned by selecting from over 80 different land management options. The general payment is £30 per hectare per year for all land entered into the scheme, provided participants deliver 30 points worth of options per hectare⁵.

HLS agreements last for 10 years, with a break clause at five years, and applicants can choose from over 90 management options and supplements. The level of payment relates to the range of options that have been chosen. HLS includes payments for capital items such as historic building restoration⁶.

1.1.2 Historic building conservation under Environmental Stewardship

There are two complementary approaches to the conservation of historic buildings under Environmental Stewardship. The restoration of historic buildings (HTB) capital item is part of HLS and is aimed at historic buildings that are no longer weatherproof and are in need of substantial work. The definition of an historic building includes traditional farm buildings (TFB) and other rural non-domestic buildings that have a roof. Guidance to potential applicants is provided by NE to identify buildings in need of restoration and their eligibility (see Table 1.1.1).

⁴ Higher Level Stewardship: Farm Environment Plan, Guidance handbook (Defra, 2005).

⁵ <https://www.gov.uk/entry-level-stewardship#aims-of-environmental-stewardship>

⁶ <https://www.gov.uk/higher-level-stewardship-operation-and-aims>

Table 1.1.1 Historic building restoration (HTB): Eligibility of buildings in need of restoration

Which buildings are eligible for HLS grant aid?

Buildings identified as being in need of restoration

For any HLS Building Restoration, the FEP will need to identify any building that you wish to restore as being in condition B (maintain or restore) or C (restore).

Eligible buildings are:

- Non-residential buildings constructed with traditional methods and materials, and built (usually) before 1940 in a characteristic local, vernacular or 'designed' architectural style.
- Ornamental or architecturally designed buildings – for example – those within parklands or designed landscapes, on model farms.

In some special cases, the following buildings may be eligible:

- 'Transitional buildings' – buildings which exhibit the introduction of modern materials, but otherwise built in traditional materials, style and function. For example early use of corrugated iron sheeting.
- Other buildings of historic significance, whether of traditional or later construction, for example: late 19th - early 20th century Dutch barns (curved head barns), mine buildings or military buildings, such as World War II pillboxes. Such buildings are often closely associated with land use and historically important functions allied to the rural environment.

Ineligible buildings generally are:

- Modern buildings not of historic significance and constructed using concrete, timber or steel frames and clad in universal materials such as concrete/breeze blocks or tiles, fibre cement sheeting or profiled metal sheeting. However, please see special cases above.
- Structures, such as bridges. These may be eligible for funding under the capital item 'Historical and Archaeological Feature Protection' (HLS option code 'HAP'). You should contact your NE Historic Environment Adviser for more advice.
- Ruined buildings – those where over 50% of the building has been lost – are not eligible for 'HTB' restoration grant although they may be eligible for funding under 'Historical and archaeological feature protection (HAP)'. You should contact your NE Historic Environment Adviser for more advice.

Source: Higher Level Stewardship: The repair and restoration of historic buildings, Applicants' Guide, v2.0 (Natural England, undated)

For farmers and land managers who have weatherproof TFBs there is an opportunity to include them under the maintenance of TFBs option (D1/D12) as part of an entry level scheme. The building types eligible for the maintenance of TFBs option have to be associated with agriculture:

A traditional farm building is a building or part of a building constructed before 1940 for a use associated with agriculture, and built using traditional methods and materials such as timber, brick, stone, tile and slate.⁷

The restoration of historic buildings (HTB) capital item

Prior to the introduction of Environmental Stewardship Defra's Rural Development Service (RDS) (later NE) reviewed its processes for dealing with historic building restoration projects

⁷ Entry Level Stewardship, Environmental Stewardship Handbook, 4th Edition, 2013

within the classic schemes⁸. A specialist Historic Environment Advisor (HEA) was recruited for each region who was managed by a national Senior HEA. The specialists received training in historic building conservation and the RDS acted upon the recommendations of research undertaken by ADAS in 2003 on TFB restoration (see Table 1.1.2), to develop a more consistent approach to the selection and management of historic building restoration projects.

Table 1.1.2 ADAS recommendations to improve the selection and administration of restoration grants

- A review should be undertaken to consider the increasing of grant rates in ESAs with 40-60% grant rates and under the CS scheme to a grant rate in the region of 75%. This review should be linked to the consideration of more selective and targeted restoration of buildings.
- This review may find a case for grant rates being related more closely to a scoring system aiming to ascertain relative value for money.
- Training of Advisers needs to be implemented so that the CS scoring system can be applied consistently, and to enable both the CS and ESA Advisers to more effectively assess the merits of a building for consideration for restoration.
- It is recommended that training courses are set up for non-specialist Advisers to enable them to assess the value of buildings, key features and terminology. It is fundamental that they are trained in knowing when to bring in specialist advice, and which experts to use.
- It is also recommended that Conservation Officers should attend and be involved in the training of Advisers.
- Training should be consistent across the country for all Advisers.
- Technical training is needed by Advisers and specialists to ensure awareness of key issues. It is fundamental that Advisers understand the importance of comparing the quotes to make sure they are all of the same specification and also checking costs to make sure the builders have not collaborated to fix a high cost.
- Only in exceptional situations should less than three quotes, priced on an appropriate specification, be accepted. Where this occurs the rationale needs to be clearly indicated on the file.
- Advisers need to know when to call in structural engineers and when H&S legislation applies.
- An exercise headed by an architect and building conservation team needs to be undertaken to improve the quality and appropriateness of standard clauses in specifications and contracts.
- The tendering process may need in certain circumstances to be overseen by a quantity surveyor, on larger or complex projects.
- Consistency needs to be applied such that local traditions are adhered to and a fair approach is applied nationally.
- An inspection process, by one qualified to make the decisions, not necessarily the Adviser, needs to be put in place.
- The retention of monies for righting of defects should be considered by the building specialists during the agreement negotiation stage, to safeguard against defective work being accepted.
- Consideration needs to be made of a system whereby, when stage payments are appropriate, inspections can be made to trigger the payment.
- Local knowledge of the building and local styles should be available to be interpreted by a

⁸ The classic schemes comprised the Environmentally Sensitive Area (ESA) and Countryside Stewardship (CS) schemes.

buildings specialist where it will enhance the outcome of the restoration project.

- The responses to consultations with Conservation Officers and other specialists should always be documented and acted on, including building conditions set or recommendations made into agreements.
- Contractual agreements need to be improved so that the building cannot be added to/converted without same safeguards/repayment.
- Maintenance agreements, appropriate to the building, need to be drawn up with the agreement holders.
- A wider review of protocols needs to be undertaken to establish precedents from which to apply standards for future use and maintenance.
- A review of the potential for listing restored buildings should be undertaken by appropriate specialists.
- The risk of 'a little knowledge – dangerous situation' needs to be controlled through the use of appropriately qualified in-house building specialists with a remit to oversee restoration projects.
- A new Grade 7 type technical/managerial post should be created to cover restoration projects in regions.
- A review should be undertaken of the role of dummy files and the most effective and efficient means of storing both contractual and non-contractual information about an agreement.
- Strict adherence to the law must be implemented through appropriate training.
- Promotion of bat and owl boxes should be a standard consideration in every traditional building restoration project.
- Appropriately qualified wildlife experts should inspect every building prior to restoration.

Source: ADAS (2003) Traditional Farm Building Restoration on Environmentally Sensitive Areas and Countryside Stewardship Agreements. Report to the Department for Environment, Food and Rural Affairs.

While provision for the restoration of historic buildings was included as a capital item on the introduction of Environmental Stewardship in 2005, significant funding did not come on stream until 2008 when an aspirational budget of £48 million was allocated to HTB restoration projects across a six year period (2008-2013). The funding for HTB restoration projects came through Measure 323 on the 'conservation and upgrading of the rural heritage' which was part of Axis 3 of the RDPE which aimed to improve the quality of life in rural areas and diversify the rural economy. The rationale for funding HTB restoration projects as part of Measure 323 was described as follows⁹:

One of the objectives of Environmental Stewardship is to maintain and enhance landscape quality and character. To further enhance the landscape benefits delivered, the Higher Level of Environmental Stewardship helps to maintain the overall coherence and character of the farmed landscape by supporting the renovation and maintenance of historic farm buildings. Many of the buildings concerned are in isolated locations, or are too small to have little economic value. However, they are an integral part of the landscape and cultural heritage of farmed land, and thus of the wider rural landscape and rural cultural heritage. Preserving and maintaining such buildings helps to maintain the attractiveness of the rural area as a place to visit and live. The

⁹ Measure 323: Conservation and upgrading of the rural heritage, The Rural Development Programme for England 2007-2013, Defra, 2007

renovation and maintenance of historic farm buildings also supports the aims of Environmental Stewardship, for example, many buildings provide a habitat for birds and bats.

Successful applicants could claim up to 80 per cent of the agreed cost of the restoration. Although there was no upper limit on the amount that could be claimed, payments for this option are classified as 'non-agricultural de minimis state aid' under EU rules which meant that agreement holders were not allowed to receive more than €200,000 from this type of aid over any 3 tax years¹⁰. In 2010 NE brought in a cap of £150,000 for HTB restoration projects. The HLS handbook¹¹ describes the purpose of the capital item as follows:

The restoration of historic buildings under HLS aims to conserve and lengthen the life of buildings that contribute to the character of the landscape and are of historic interest.... Any application for a building restoration will be measured against how it meets the wider Environmental Stewardship scheme objectives, including its historic or architectural interest, its contribution to the landscape character of the area, its existing or potential value for wildlife and its accessibility to the public.

In 2008, the HLS Applicants Handbook was updated to reflect a new three-stage process consisting of 20 individual activities¹²:

- Stage 1, applying to include HTB in an HLS agreement;
- Stage 2, completing a Management Plan to identify what work is required to restore the historic building;
- Stage 3, completing the work to restore the historic building.

Maintenance of weatherproof traditional farm buildings option

The maintenance of TFBs option (D1) was included as part of the entry level element of Environmental Stewardship in May 2006 (Table 1.1.3). As part of the UELS an option to maintain weatherproof TFBs in remote locations (D12) was introduced in February 2010. The D1/D12 option was a non-compulsory option and it was up to the agreement holder to decide if they would like to include some or all of their weatherproof TFBs in their agreements. The D1 option pays £2.00 per 1m² per year, while the D12 option pays £4.00 per 1m² per year. Under NE's Environmental Stewardship Training and Information Programme (ETIP), which aimed to improve option choice and implementation once in the scheme, farmers and land managers were encouraged to consider the potential of the maintenance of TFBs option as part of their agreements.

¹⁰ Higher Level Stewardship Handbook, 4th Edition, 2013.

¹¹ Higher Level Stewardship Handbook, 2nd Edition, 2008.

¹² Annex 1 provides a summary of the application process.

Table 1.1.3: Maintenance of traditional weatherproof farm buildings options

Option code	Option Description	Date added to Environmental Stewardship
ED1	ELS: Maintenance of weatherproof traditional farm buildings	May 2006 addendum
HD1	HLS: Maintenance of weatherproof traditional farm buildings	May 2006 addendum
OD1	OELS: Maintenance of weatherproof traditional farm buildings	May 2006 addendum
OHD1	OHLS: Maintenance of weatherproof traditional farm buildings	May 2006 addendum
UD12	UELS: Maintenance of weatherproof traditional farm buildings in remote locations	3 rd edition February 2010
UHD12	UHLS: Maintenance of weatherproof traditional farm buildings in remote locations	3 rd edition February 2010
UOD12	Uplands Organic: Maintenance of weatherproof traditional farm buildings in remote locations	3 rd edition February 2010

Source: Entry Level Stewardship, Environmental Stewardship Handbook, various editions

The ELS handbook¹³ states that while many TFBs are not suited to modern agriculture, they are often valued features in the landscape and make a major contribution to local character. Furthermore, their construction, layout and function provide information about the rural economy and past farming practices. The justification for the option states that annual active maintenance of weatherproof TFBs prevents the onset of serious structural problems which may need expensive restoration in the future.

1.2 Research objectives

1.2.1 Background

In 2003 ADAS produced a report for Defra assessing the effectiveness of agreements made under both the CS and ESA schemes towards the restoration of TFBs. The objectives of the project were to develop and implement a method of assessment, to report the findings and to provide recommendations on the improvement of systems for selecting and administering grants. The study took a holistic view, examined a range of factors and involved the survey of 120 buildings, with the sample drawn widely across the various ESA areas and CS agreements, to gain an overall impression of the full range of situations and projects.

Many of the recommendations made in this evaluation project were taken up in the development of options for the new Environmental Stewardship scheme as well as putting in place new staff, protocols and processes to deliver the new scheme. In 2013 NE identified a need to consider how effective these options and methods had been in delivering good conservation outcomes for historic farm buildings, as well as contributing to other Environmental Stewardship objectives. The agency was interested not only in the success of the HTB capital item in HLS, but also the effectiveness of the maintenance of TFB options (D1 and D12) that were brought into the Entry Level Scheme in 2006 and 2010 respectively.

The research had three objectives:

1. To review and update the method of assessment designed by ADAS in 2003 to reflect Environmental Stewardship being a single scheme with maintenance and restoration options, and to allow the testing of the new processes in place, including the HLS historic building assessment process and its effectiveness.

¹³ Entry Level Stewardship, Environmental Stewardship Handbook, 4th Edition, 2013

This update should also aim to enable standalone and broad comparisons to be made with the earlier assessment with respect to outputs and success.

2. Using the agreed revised methodology, to undertake an assessment of the effectiveness of Environmental Stewardship for historic building conservation, including the examination of a sample of buildings that have received funding and the consideration of any patterns of uptake.
3. Based on the outputs of Objective 2, to develop a series of recommendations for future scheme development.

1.3 Structure of the report

The remainder of the report is divided into five chapters. The methods used in the research are described in Chapter 2 along with details of how the ADAS 2003 method of assessment was updated. Chapter 3 presents an analysis and appraisal of the restoration of historic buildings capital item under HLS. Chapter 4 presents an analysis and appraisal of the maintenance of TFBs under the entry level element of Environmental Stewardship. Finally, Chapter 5 draws on all the evidence collected throughout the research project to identify the key factors that influence the effectiveness of Environmental Stewardship for the conservation of historic buildings, and makes a series of recommendations for future scheme development.

2 METHODOLOGY

2.1 Introduction

The methodology developed for this project was based on an updated version of the methodology used in the ADAS 2003 research. The revision was required to reflect Environmental Stewardship being a single scheme with maintenance and restoration options. It was designed to allow the testing of the new processes put in place by NE, including the HLS historic building assessment process, and to evaluate its effectiveness.

2.2 The ADAS 2003 methodology

The ADAS research on TFB restoration under the CS and ESA schemes used a mixed methods approach combining both quantitative and qualitative techniques. At the heart of the approach was a survey of TFB restoration projects on 87 ESA and 19 CS holdings. The purpose of the survey was to gain a deeper understanding of the restoration process and its effectiveness rather than to provide a statistically representative picture of ESA and CS TFB restoration projects. The selection of holdings was made with the aim of capturing a broad range of TFB project experiences which would provide information about the TFB restoration process. The effectiveness of the ESA and CS TFB restoration projects was determined by expert appraisal by members of the research team. Twelve stakeholder interviews were undertaken to help understand specific aspects of the TFB restoration process and the results were combined with the expert appraisal to identify key messages from the research and to inform recommendations for improving the selection and administration of TFB restoration grants.

The ADAS methodology included five main parts:

- **Part 1: Development of protocols and selection of ESA and CS restoration projects to survey.** To ensure consistency across the project, detailed protocols were designed for the survey, analysis and appraisal activities. The selection of CS and ESA agreement holders to survey was undertaken in collaboration with Defra.
- **Part 2: Survey of selected ESA and CS TFB restoration projects.** This contained three activities.
 - **Desk study** of agreement records to assess the extent to which the agreement and written guidance was comprehensive, accurate and consistent with the scheme's objectives.
 - **Face-to-face agreement holder interview** using a structured questionnaire. The purpose of the interview was to check the data collected from the desk study and provide an insight into the experience of the applicants.
 - **Field survey** of each agreement holding using recording forms to collect information on the restored building and its landscape context, wildlife, archaeology and access provision on the whole holding.
- **Part 3: Analysis and appraisal of ESA and CS TFB restoration project data.** The data from the desk study, agreement holder interviews and field surveys were entered into computer spreadsheets and analysed. The results were drawn together on a case by case basis and evaluated for each project. This formed the basis for an appraisal of the effectiveness of each TFB restoration project and the effectiveness of the ESA and CS schemes in meeting goals for TFBs.

- **Part 4: Telephone survey with 12 stakeholders** using a semi-structured interview schedule. This survey was used to determine the views of RDS Advisors, in-house specialists and external Local Authority Conservation Officers concerning their perceptions of, and aspirations for, TFB restoration grants.
- **Part 5: Reporting of key messages and recommendations.** The results of the stakeholder survey along with the results of the TFB restoration project survey, were appraised to identify the key messages arising from the research and to inform recommendations for the improvement of the selection and administration of TFB restoration grants.

2.3 The revised methodology

In consultation with the Natural England Project Steering Group (NEPSG) it was agreed that the revised methodology should retain the core elements of the ADAS methodology:

- Using a mixed methods approach combining both quantitative and qualitative techniques.
- Undertaking a survey of Environmental Stewardship agreements with TFB maintenance and HTB restoration options.
- Selecting Environmental Stewardship agreements purposively for detailed assessment with the aim of capturing a broad range of TFB maintenance and HTB restoration situations. It was agreed that a survey of 100 agreements would be sufficient to cover a broad range of experiences.
- Undertaking a survey of 20 stakeholders including NE staff, Environmental Stewardship advisors, conservation architects and historic environment advisory bodies to explore their experiences with the historic building conservation process under Environmental Stewardship.
- Drawing on the results of the stakeholder survey and Environmental Stewardship agreement survey to develop recommendations for future scheme development.

In addition it was agreed with the NEPSG that the revised methodology should include:

- An analysis of the nature and extent of Environmental Stewardship uptake based on datasets provided by NE for the TFB maintenance and HTB restoration options.
- Recognition that HTB delivery processes vary across the NE regions and this should be addressed by the stakeholder survey (i.e. at least one NE staff member should be interviewed in each region).

Recognition that NE is implementing new procedures for the management and archiving of HTB restoration project documents and that many documents may not be available to the evaluators¹⁴. This had important repercussions for the testing of NE procedures for assessing applications and implementing projects as, without full documentation, the decision-making process could not be traced and evaluated. It was therefore agreed to use a case-study approach, focusing on agreements where most information was available. In total 13 case studies were completed. In addition, the content of the stakeholder interview

¹⁴ During 2012/13 NE carried out an internal review of the HTB capital item which was independent of this research project. As a result of the internal review new guidance for NE advisors was published in the form of a Land Management Information Note (LAMIN).

schedule was revised and greater emphasis was placed on their experiences with the HLS historic building application process. While the stakeholder interviews do not fully compensate for the limited documentary evidence, they do provide a valuable insight on the implementation and delivery of the new processes (see Section 3.4).

The research project was organised into four parts.

- **Part 1: Development of the research methodology** which revised and updated the ADAS 2003 methodology. It also included an analysis of Environmental Stewardship macro data sets supplied by NE to describe the nature and extent of uptake of HTB restoration projects and the TFB maintenance option. The analysis also provided the purposive sampling framework for selecting cases for the agreement survey.
- **Part 2: Survey data collection.** This consisted of a survey of 100 agreements with Environmental Stewardship HTB restoration capital items and TFB maintenance options and a stakeholder survey. The Environmental Stewardship agreement survey contained three activities:
 - **Agreement supporting documentation** was consulted to collect information on NE procedures for assessing and implementing HTB restoration projects and the implementation of TFB maintenance options (see Table 2.3.1).
 - **Face-to-face agreement holder interviews** using a semi-structured interview schedule. The purpose of the interview was to examine their experiences with the scheme, their management of the historic buildings and their views on the effectiveness of Environmental Stewardship for the conservation of historic buildings (see Annex 5).
 - **Farmstead and building survey** of each agreement holding using recording forms to collect information on the farmstead and building setting, the work carried out and its effectiveness in terms of the scheme's objectives (See Annex 6).

The **stakeholder survey** was conducted by telephone using a semi-structured interview schedule (see Annex 7) to explore the governance and delivery of HTB restoration projects and the TFB maintenance option, the factors that influence the effectiveness of Environmental Stewardship for the conservation of historic buildings, and the potential for historic building options in future schemes. Members of the stakeholder community who took part in the survey included NE delivery staff at a national and regional level, Environmental Stewardship advisors, conservation architects and historic environment advisory bodies.

- **Part 3: Analysis and evaluation.** The data from the Environmental Stewardship agreement survey¹⁵ were entered into computer spreadsheets and analysed. Results were drawn together on a case by case basis and evaluated for each agreement. This formed the basis for expert appraisal of the effectiveness of each agreement in meeting the objectives of Environmental Stewardship. A case study approach was taken to evaluate NE procedures for assessing HTB restoration applications and implementing projects. A written record of each stakeholder interview was produced and these were qualitatively analysed to identify key themes and issues pertaining to the conservation of historic buildings under Environmental Stewardship.
- **Part 4: Reporting and recommendations.** The results of the Environmental Stewardship agreement survey and the stakeholder survey were appraised to identify the key messages arising from the research and to inform recommendations for further scheme development.

¹⁵ Comprising data from the agreement holder survey and the farmstead and building survey.

After consultation with the NEPSG the revised methodology was broken down into six activities:

- review of key documents;
- preparation of protocols and purposive sampling framework;
- selection of agreements for survey;
- collecting supporting documentation for agreements;
- data collection surveys (Interviews and farmstead and building survey);
- data analysis and evaluation.

2.3.1 Review of key documents

In addition to the ADAS 2003 research report a number of documents were consulted to gain a deeper understanding of how the HTB restoration capital item and TFB maintenance option operated under Environmental Stewardship (Table 2.3.1). This included a range of NE policy and guidance documents. The document review also provided information on the rationale for the inclusion of historic building conservation as part of Environmental Stewardship and included research on historic building conservation within AES that had taken place since the publication of the ADAS report.

Table 2.3.1 List of documents consulted

Historic building AES evaluations
<ul style="list-style-type: none"> • Traditional Farm Building Restoration on Environmentally Sensitive Areas and Countryside Stewardship Agreements. Report to the Department for Environment, Food and Rural Affairs, ADAS, 2003.
<ul style="list-style-type: none"> • Historic Farm Buildings: Audit and Evaluation, CCRI, Final Report to English Heritage and the Countryside Agency, 2005.
<ul style="list-style-type: none"> • Building Value: Public Benefits of Historic Farm Building Repair in the Lake District, CCRI and ADAS, Final report to English Heritage and Defra, 2005.
<ul style="list-style-type: none"> • A Socio-economic study of grant-funded traditional dry-stone wall and farm building restoration in the Yorkshire Dales National Park. CCRI and ADAS, Final Report to English Heritage, 2007.
<ul style="list-style-type: none"> • Estimating the Wildlife and Landscape Benefits of Environmental Stewardship, Fera and Newcastle University, Final Report to Defra, 2010.
Environmental Stewardship Handbooks
<ul style="list-style-type: none"> • Entry Level Stewardship, Environmental Stewardship Handbook, RDS, 2005.
<ul style="list-style-type: none"> • Entry Level Stewardship, Environmental Stewardship Handbook, 2nd Edition, NE, 2008.
<ul style="list-style-type: none"> • Entry Level Stewardship, Environmental Stewardship Handbook, 3rd Edition, NE, 2010.
<ul style="list-style-type: none"> • Entry Level Stewardship, Environmental Stewardship Handbook, 4th Edition, NE, 2013.
<ul style="list-style-type: none"> • Higher Level Stewardship, Environmental Stewardship Handbook, RDS, 2005.
<ul style="list-style-type: none"> • Higher Level Stewardship, Environmental Stewardship Handbook, 2nd Edition, NE, 2008.

<ul style="list-style-type: none"> Higher Level Stewardship, Environmental Stewardship Handbook, 3rd Edition, NE, 2010.
<ul style="list-style-type: none"> Higher Level Stewardship, Environmental Stewardship Handbook, 4th Edition, NE, 2013.
<ul style="list-style-type: none"> New Options for Environmental Stewardship, RDS, 2006.
<p>NE Guidance</p>
<ul style="list-style-type: none"> Higher Level Stewardship: The repair and restoration of historic buildings, Applicants' Guide, v2.0, NE, Undated.
<ul style="list-style-type: none"> Natural England & English Heritage Guidance notes for HLS Targeting of Historic Farm Buildings, 2008.
<ul style="list-style-type: none"> Natural England, Model brief for a Management Plan, 2008.
<ul style="list-style-type: none"> Natural England, Land Management Information Note (LAMIN) No. 01/14, January 2014.
<ul style="list-style-type: none"> Natural England, HTB Quality Control Checklist, January 2014.
<p>RDPE publications</p>
<ul style="list-style-type: none"> Measure 323: Conservation and upgrading of the rural heritage, The Rural Development Programme for England 2007-2013, Defra, 2007.
<ul style="list-style-type: none"> The Rural Development Programme for England 2007-2013, Mid Term Evaluation, Hyder Consulting and ADAS, 2010.

2.3.2 Preparation of protocols and purposive sampling framework

In line with the ADAS 2003 methodology the survey and evaluation elements of the research project were governed by detailed protocols to ensure the methods remained consistent (Table 2.3.2). The data collection protocols were tested as part of two pilot studies which took place in November 2013.

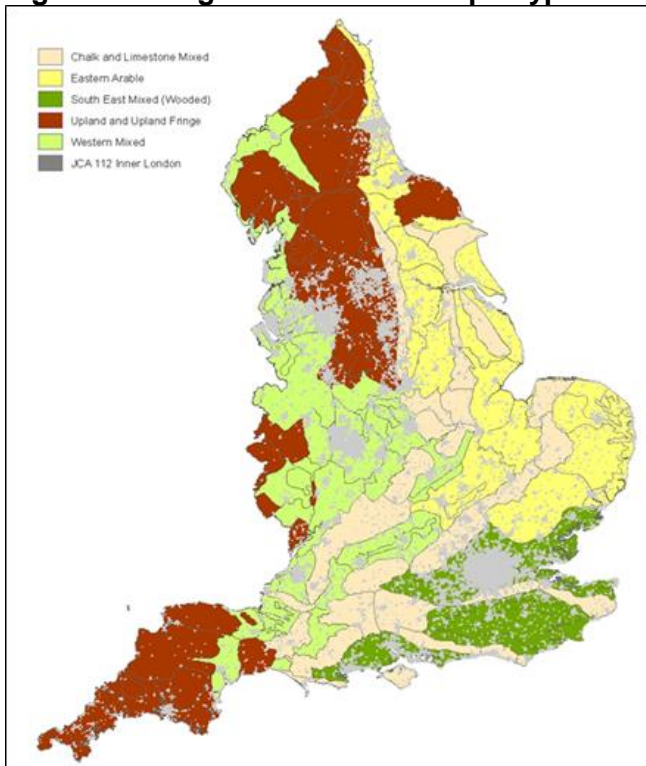
Table 2.3.2: List of Protocols

Activity	Task	Annex
Selection of agreement holders	<ul style="list-style-type: none"> • Database management • Selection procedure 	2
Agreement supporting documentation	<ul style="list-style-type: none"> • Access to agreement documentation 	3
Data collection	<ul style="list-style-type: none"> • Agreement holder cover letter 	4
	<ul style="list-style-type: none"> • Agreement holder interview form 	5
	<ul style="list-style-type: none"> • Farmstead and building record form 	6
	<ul style="list-style-type: none"> • Stakeholder interview schedule 	7

2.3.3 Selection of agreements for survey

The procedure for selecting the 100 Environmental Stewardship agreements for survey was developed after consultation with the NEPSG. The aim was to consider the effectiveness of Environmental Stewardship for the conservation of historic buildings across a broad range of agreement situations. To achieve this it was agreed that the survey should be distributed evenly across the eight NE regions and also that the survey should be divided equally between HTB restoration projects and TFB maintenance options. An attempt was also made to ensure that the survey covered a broad range of agricultural landscapes by stratifying the sample by Agricultural Landscape Type (ALT) (Figure 2.1).

Figure 2.3.1 Agricultural Landscape Types in England



Source: Scoping Study on Agricultural Landscape Valuation, University of Sheffield, Final report to Defra, 2007.

It was anticipated that the response rate would be in excess of 60 per cent and a reserve of 50 agreements, stratified by region and agreement type (D and HTB), was selected as a contingency. The actual response to the survey was 70 per cent. In total 50 responses were obtained for HTB restoration projects and 51 for agreements with the TFB maintenance option. Annex 2 contains the target and achieved sample distribution for the HTB restoration project and TFB maintenance option agreements according to region and ALT. The survey achieved satisfactory coverage for both types of agreement across the eight NE regions and six ALTs. The sample of HTB restoration projects and TFM maintenance options were found to broadly reflect the variation found in their parent populations in terms of size (see Annex 2).

2.3.4 Collecting supporting documentation for agreements

After the Environmental Stewardship agreement survey cases were selected NE staff uploaded supporting documentation for each agreement onto a secure web-based workspace (Huddle) that could be accessed remotely by the evaluators. A list of the key documents required for the appraisal is shown in Table 2.3.3.

Table 2.3.3 Supporting documentation for agreements

HTB restoration projects	Document description
Historic Building Information Form (HBIF)	Form that must be completed by applicants interested in applying for the Restoration of Historic Buildings (HTB) under the HLS scheme
Targeting Historic Building Restoration Form (THBR)	Scoring form used to assess initial eligibility and value for money from information provided by the HBIF
Farm Environment Plan (FEP)	The FEP is a pre-requisite for HLS. It identifies and assesses the condition of features of historical, wildlife, resource protection, access and landscape interest.
FEP map	An annotated map showing the location of the holding's environmental features
Management Plan Brief (MPB)	A detailed brief prepared by Natural England specifying what should be included in the Management Plan
Management Plan (MP)	A document or collection of documents that provide an understanding of the heritage asset and its significance, an assessment of condition and a schedule of works.
TFB maintenance option	Document description
Environmental Information Map	Map showing designations on the holding such as Scheduled Monuments and Selected Heritage Inventory for Natural England (SHINE)
Farm Environment Record (FER) Map	An annotated map showing the location of the holding's environmental features
ELS/OELS/HLS Options Map	Map showing the location of selected options
Photographs	Photographs showing the condition of the buildings on scheme entry submitted with the application.

At the time the research was undertaken NE was implementing new document management and archiving procedures and it was discovered that many of the required documents were not available for uploading to Huddle (Annex 3). In total 40 out of the 50 HTB restoration project agreements had incomplete documentation. This had important repercussions for the testing of NE procedures for assessing applications and implementing projects as, without complete documentation, the decision-making process could not be fully traced and evaluated. It was therefore agreed with the NEPSG to use a case-study approach and to focus on agreements where information was available. In total 13 case studies were completed. A problem with adopting a case study approach is that it is often difficult to assess the broader applicability of any issues that are found. However the evaluation also considered the experiences of stakeholders and their perception of the effectiveness of the

decision-making process. The evidence from the stakeholder interviews was considered in combination with the evidence from the case study analysis as part of the evaluation of the effectiveness of Environmental Stewardship for the conservation of historic buildings.

2.3.5 Data collection surveys

Five surveyors from the FC undertook the Environmental Stewardship agreement survey. Each FC surveyor was allocated a set of agreements and was responsible for consulting the supporting documentation and conducting the agreement holder interview and the farmstead and building survey. This enabled the FC surveyor to obtain an overview of each of their allocated agreements which then fed into the appraisal process. Where possible the agreement holder interview and the farmstead and building survey were carried out on the same day to maximise resource efficiencies.

Fera Consortium surveyor training

The five FC surveyors attended a training day in Gloucestershire. This involved training in:

- Document analysis.
- Conducting the agreement holder interview.
- Conducting the farmstead and building survey.
- Assessing the contribution of agreements to Environmental Stewardship scheme objectives.

Part of the training involved a visit to a farmstead in Gloucestershire where the approach to, and level of detail of, the written and photographic recording of farm buildings was further clarified. Quality control was undertaken by the lead FC surveyor throughout the period of the farmstead and building survey. This involved having telephone contact with each of the FC surveyors and checking the data recorded on the survey forms against the photographic record for each building or farmstead group.

Agreement holder survey

An introductory letter explaining the purpose of the survey was sent to all agreement holders prior to contact by telephone to arrange the interview. To encourage a high participation rate the letter stressed that all information provided would be treated in the strictest confidence (see Annex 4). The average amount of time taken to conduct the interview was 45 minutes. The interview schedule (Annex 5) was divided into four sections. The first section recorded information about the agreement holder and confirmed the location of the historic buildings which were part of the Environmental Stewardship agreement. Section 2 was answered by agreement holders who had selected the TFB maintenance option. This section explored the agreement holder's experience of the application process, the management of their historic buildings and their views on the effectiveness of the option in terms of the scheme's objectives. Section 3 was answered by agreement holders who had completed HTB restoration projects. This section also explored the agreement holder's experience of the application process, the management of their historic buildings and their views on the effectiveness of the option in terms of the scheme's objectives. The final section of the interview schedule considered the agreement holder's perceptions of the wider public benefits of their participation in Environmental Stewardship in terms of the accessibility and visibility of their historic buildings.

Farmstead and building survey

The farmstead and building survey was principally a data collection exercise aimed at creating a record of the complete farmstead so that the buildings selected for the TFB maintenance option and/or an HTB restoration project could be more fully assessed at the analysis and evaluation stage of the project. Section 1 of the survey form (Annex 6) allowed

the recording of the location of the farmstead including its position within designated landscapes or areas, the landscape setting of the farmstead and its plan form. The form also provided a brief description of each historic building, its designation status, building type/historic function where identifiable, the current use, the condition of the building and whether there was any evidence for the use of the building by wildlife. Section 2 allowed recording of works undertaken under the TFB maintenance option for each building identified as included in the option whilst Section 3 related to works undertaken through HTB restoration projects and included questions on the quality of the works and whether any provision for wildlife had been made. The quality of the supporting documentation for the HTB restoration projects (FEP, NE Assessment and Management Plan) was also assessed. Section 4 examined the contribution of HFB maintenance options and HTB restoration projects to meeting Environmental Stewardship objectives in terms of the following criteria; each scored on a three-point scale (Low/Medium/High).

- **Contribution to landscape character:** This recorded the contribution of the farmstead and/or buildings to landscape character based on an understanding of farmstead character in relation to the National Character Areas (NCA). This score does not account for the visibility of the site but how closely it represents the characteristic forms of the area. Where otherwise characteristic farmsteads or buildings have been subject to considerable change their contribution to landscape character would be recorded as Medium.
- **Significance of the farmstead group:** The extent of change within a farmstead (using the c.1900 form of the farmstead as a baseline) is used as an indicator of the significance of the farmstead. Farmsteads where there has been less than 25 per cent loss of historic form were recorded as being of High significance and those with less than 50 per cent loss of historic form were recorded as Medium significance. Farmstead groups with more than 50 per cent loss of historic form were recorded as having Low significance. This measure of significance is based on Farmsteads Mapping projects developed by English Heritage and reflects the approach used on the NE targeting form (THBRF).
- **Significance of the buildings:** An assessment was made of the significance of the individual buildings. Listed buildings were recorded as having High significance. Non-listed buildings were assessed and complete, largely unaltered traditional buildings were generally regarded as being of High significance. However, not all TFBs are of High significance – some more common building types such as shelter sheds and cart sheds were only regarded as High significance if they were evidently of a particularly early date or of architectural quality.

Complete farmstead groups scoring High significance may consist of a number of individual buildings that in themselves are not regarded as being of High significance. This is particularly the case with, for example, planned farmsteads of the mid- to late 19th century where the significance is largely derived from the group value and the plan, whilst the individual buildings may be of lower significance or interest.

- **Wildlife:** The contribution or potential contribution of the farmstead/building to providing wildlife habitat was rated based on the provision of features such as bat boxes, owl boxes and suitable access to the building. It should be noted that the FC surveyors were historic environment professionals and are not trained in ecological survey and so whilst these features were recorded where possible, the survey did not generally extend to searching for evidence of wildlife activity such as bat droppings or owl pellets etc. In many cases the presence of wildlife was

noted from information provided by the agreement holder and, in the supporting documentation.

- **Visibility:** The visibility score recorded how visible the farmstead or building is in the landscape when viewed from publicly accessible areas such as roads and public rights of way, open access land and railways.

A free text section at the end of the report allowed a summary of the thoughts of the FC surveyor regarding the success of the option and to record any other relevant information noted during the survey. A digital photographic record of the farmstead/building was made and to include, where possible, views of each elevation of the building and detailed shots of features of interest and condition. The location of the photographs taken was marked on the site plans.

Stakeholder survey

Telephone interviews with the stakeholder community formed a key element of the research method. After consultation with the NEPSG, stakeholders were selected who could provide different perspectives on the conservation of historic buildings under Environmental Stewardship from both within and outside Natural England (Table 2.3.4). In total 12 Natural England staff members were interviewed about their experiences of delivering historic buildings conservation at the regional (10) and national level (2). Two Environmental Stewardship advisors from the private sector were interviewed about their experiences of helping agreement holders prepare HTB restoration project and TFB maintenance option applications. Two Conservation Architects were interviewed about their experiences of HTB restoration projects in general and the role of management plans in the conservation process. Interviews with four historic environment specialists from English Heritage and National Park Authorities (NPAs) were also undertaken to elicit their views on the conservation of historic buildings under Environmental Stewardship.

Table 2.3.4 Participation in the stakeholder survey

Stakeholder category	Number interviewed
Natural England	12
Environmental Stewardship advisors	2
Conservation architects	2
Historic environment advisory bodies (English Heritage, NPA)	4
Total	20

In-depth qualitative interviews were undertaken to explore the governance and delivery of HTB restoration projects and the TFB maintenance option and the factors that influence the effectiveness of Environmental Stewardship for the conservation of historic buildings. The stakeholder interviews were also important for identifying areas of good practice and helping to inform the recommendations for future scheme development. The interviews were confidential, to encourage stakeholders to talk openly about their experiences with Environmental Stewardship and their views concerning the direction that future schemes should take.

A ‘narrative approach’ was used with the aim of providing a deeper understanding of the processes involved in the conservation of historic buildings and the effectiveness of the outcomes. A narrative interview is a guided discussion in which the interviewee is allowed to talk about linked issues as they perceive them, and the interview then seeks to ensure a standard list of topics is covered. It is important to point out that the aim of the interviews was to explore experiences of historic building conservation under Environmental

Stewardship from a range of stakeholder perspectives. It is not suggested that the views expressed are necessarily representative of a particular stakeholder organisation. While there were many areas of agreement and commonly shared experiences of Environmental Stewardship, there were also areas where experiences differed and there were sometimes contradicting views on the effectiveness of Environmental Stewardship in securing positive conservation outcomes for historic buildings. The purpose of the qualitative interviews was to draw upon the experiences and opinions of the stakeholder community and use this evidence in association with the findings of the Environmental Stewardship agreement survey to inform the evaluation of the effectiveness of Environmental Stewardship for the conservation of historic buildings.

The interview schedule was divided into three sections, and interviews took between 45 and 90 minutes to complete (Annex 7). The first section was focused on gaining an understanding of the details of governance and evolution of the HTB restoration capital item and the TFB maintenance option based upon direct experience. The second section considered the effectiveness of Environmental Stewardship in terms of the conservation of historic buildings. The final section considered future scheme development including the lessons learned from Environmental Stewardship and areas of best practice that should be carried forward.

Notes were made throughout each interview and later written up into a summary. In some cases interviews were recorded, with the permission of the interviewees, while in other cases interviewees preferred that the interviews were not recorded. The experiences of stakeholders are drawn out in the analysis through the extensive use of extracts from interview summaries. These extracts are used to emphasise particular points made by stakeholders on different issues, and allow the Environmental Stewardship scheme to be seen from the stakeholder's perspective. To maintain stakeholder confidentiality, some of the factual details have been omitted.

2.3.6 Data analysis and evaluation

Data from the Environmental Stewardship agreement survey (agreement holder interview schedules and farmstead and building record forms) were entered into computer spreadsheets and analysed. The HTB restoration project supporting documentation was evaluated where this was available for agreements. This involved a review of the initial scores provided by the FC surveyors and an evaluation by the lead FC surveyor. The results were drawn together on a case by case basis and evaluated for each agreement, giving an expert appraisal of the effectiveness of each agreement in meeting the objectives of Environmental Stewardship.

Data entry from the farmstead and building record forms was undertaken by the lead FC surveyor who had been responsible for the design of the farmstead and building survey and had also undertaken some of the agreement surveys. A quality control and consistency check was undertaken and any queries were referred back to the original FC surveyors. The data from the forms was reviewed together with the photographic record. This resulted in the amendment of some farmstead and building survey scores.

The ADAS 2003 method of evaluating individual building restoration was developed to include nine sets of criteria which were used to score the contribution of each building/building group to achieving the objectives of Environmental Stewardship:

- contribution to landscape character;
- significance of the farmstead group;
- significance of the building;

- wildlife;
- visibility;
- the need for the works (condition);
- the approach to the repair and restoration (conservation philosophy);
- the quality of the works undertaken;
- value for money.

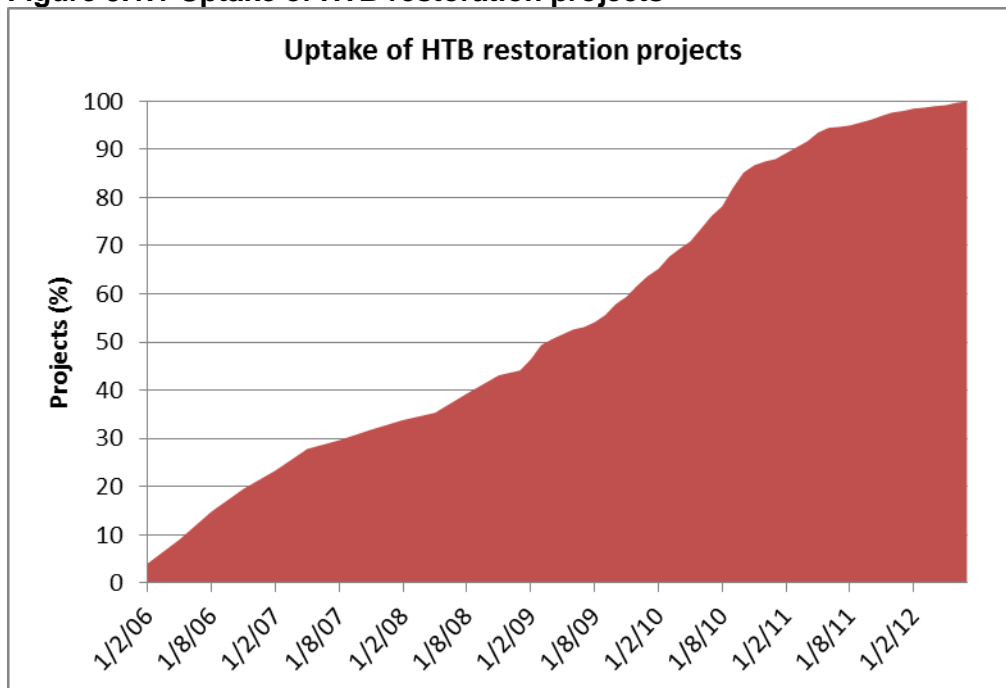
A simple High/Medium/Low scoring system was used for each criterion. The scoring was undertaken by the lead FC surveyor based on the evidence collected for each building/building group by the FC surveyors. The evaluation is based on expert opinion but is informed by the collection of data using a standardized and systematic approach. It should be noted that as the sample of Environmental Stewardship agreements was purposely selected to cover a wide range of agreement holder situations, the scores apply only to the building/building groups in the survey, and should not be taken as representative of the total population of historic buildings management under Environmental Stewardship. Thirteen case studies have been used to illustrate agreements which have been successful in delivering high quality outputs in line with the objectives of Environmental Stewardship and also agreements which have not been as successful.

3 RESTORATION OF HISTORIC BUILDINGS

3.1 HTB restoration project uptake

NE records show that a total of 362 HTB restoration projects had been completed under the Environmental Stewardship scheme by the end of 2012 and there were an estimated 50 to 60 active projects in the process of being completed. Detailed information on the start and completion dates of HTB restoration projects is kept at the NE regional level and was not available to this research project. However, a general picture of the uptake of HTB restoration projects was obtained by analysing HLS agreement start dates (Figure 3.1.1). The earliest agreement start date was February 2006 and the latest start date was July 2012. The data exclude agreements where payments were still outstanding and therefore presents a partial picture of the pattern of uptake.

Figure 3.1.1 Uptake of HTB restoration projects



Source: NE completed HTB restoration project database

By the end of December 2012 a total of £28,358,832 had been claimed with an average payment of £78,339. The largest payment was for £434,500 and the smallest for £320. More recent data provided by NE shows that as of March 2014 just over £30m had been claimed by agreement holders (Table 3.1.1) It has been estimated by NE that when all the outstanding projects have been completed the HTB restoration capital item will have allocated £32m (67%) of the aspirational budget of £48m.

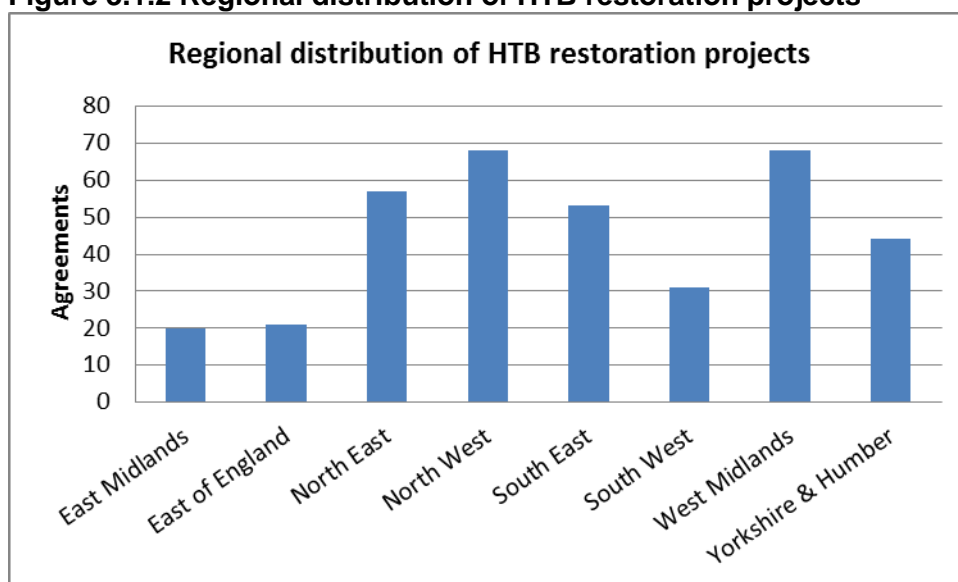
Table 3.1.1 Annual HTB expenditure based on claims paid in each financial year

Regions	Financial year (£)							Total Spend
	07/08	08/09	09/10	10/11	11/12	12/13	13/14	
East Midlands	0	3,020	72,585	94,448	956,911	721,904	555,012	2,403,880
East of England	0	10,056	241,218	114,271	296,374	867,594	484,654	2,014,167
North East	0	6,832	49,959	690,269	607,217	1,097,626	521,711	2,973,614
North West	0	169,457	784,857	1,149,393	753,943	627,758	428,042	3,913,450
South East	0	56,464	327,550	1,049,085	1,038,815	1,231,375	1,646,418	5,349,707
South West	0	27,991	225,405	405,174	750,435	719,793	311,140	2,439,938
West Midlands	186,798	155,291	415,152	1,757,748	2,079,039	1,314,072	1,006,223	6,914,323
Yorkshire & Humber	0	0	70,281	1,306,324	1,166,773	899,539	629,943	4,072,860
Total								30,081,939

Source: NE HTB database

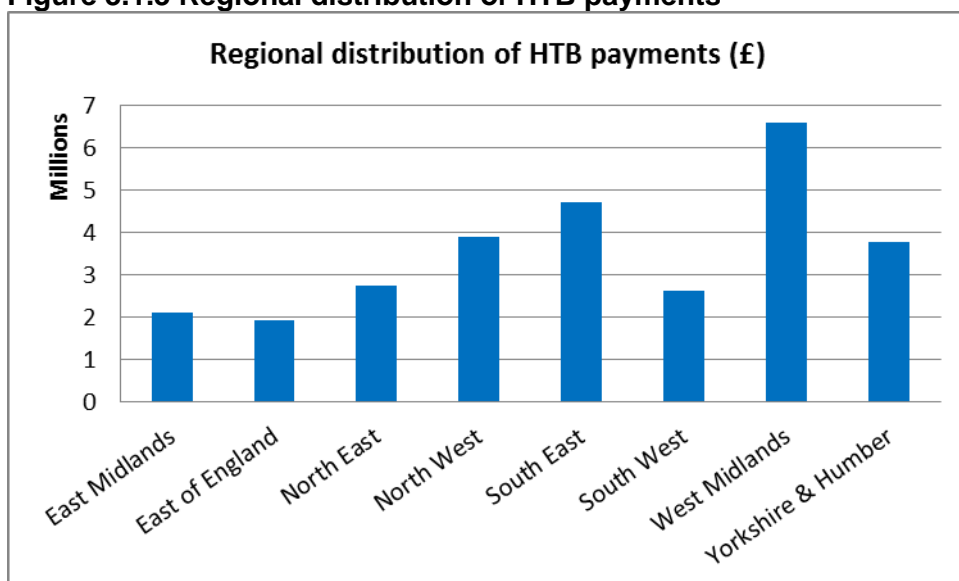
The regional distribution of HTB restoration projects was uneven with the West Midlands (68) North West (68) and North East (57) having the largest number of agreements (Figure 3.1.2). The East Midlands (20) and East of England (21) had the lowest number of agreements. The regional distribution of HTB payments was also uneven with the West Midlands and the South East in receipt of £6.6m and £4.7m respectively compared to the East Midlands and the East of England which received £2.1m and £1.9m (Figure 3.1.3). There was a more even distribution across the regions in terms of the average payment per HTB restoration project (Figure 3.3.4). Here two regions, the North East (£47.9k) and North West (£57.1k), stand out as having lower average project payments than other regions.

Figure 3.1.2 Regional distribution of HTB restoration projects



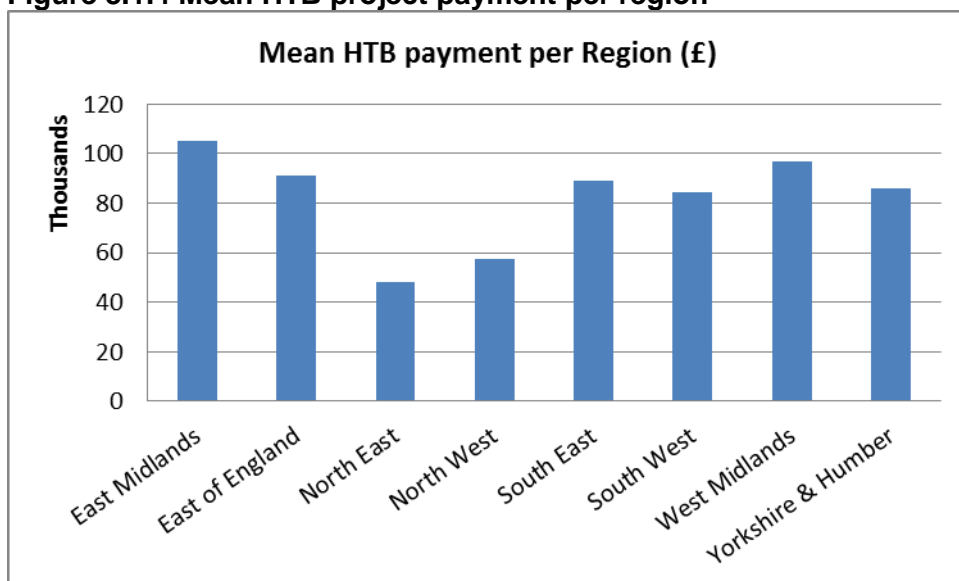
Source: NE completed HTB restoration project database

Figure 3.1.3 Regional distribution of HTB payments



Source: NE completed HTB restoration project database

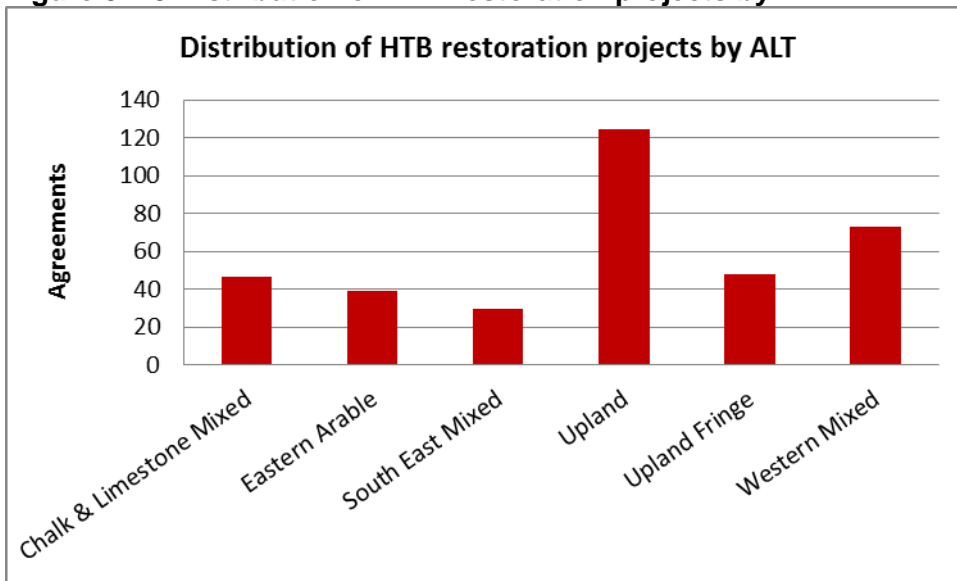
Figure 3.1.4 Mean HTB project payment per region



Source: NE completed HTB restoration project database

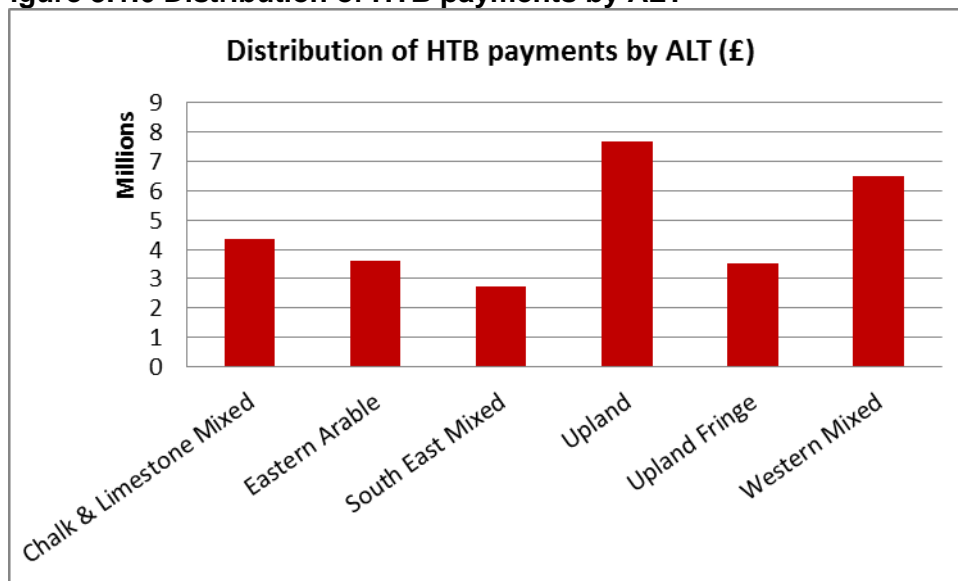
HLS agreements within upland landscapes accounted for the greatest number of HTB restoration projects (125) and the largest proportion of the payment (£7.7m) (Figures 3.1.5 and 3.1.6). However the average size of HTB restoration project payments tended to be smaller in upland (£61.4k) and upland fringe (£73.6k) areas compared to lowland landscapes (Figure 3.1.7). This reflects the generally smaller scale of farmsteads and farm buildings, in upland areas, compared to lowland landscapes.

Figure 3.1.5 Distribution of HTB restoration projects by ALT



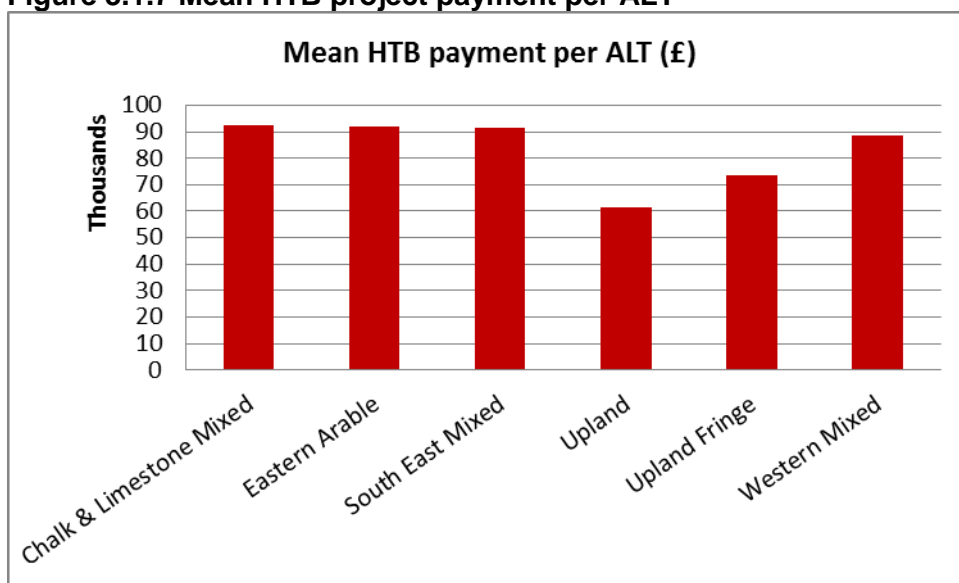
Source: NE completed HTB restoration project database

Figure 3.1.6 Distribution of HTB payments by ALT



Source: NE completed HTB restoration project database

Figure 3.1.7 Mean HTB project payment per ALT



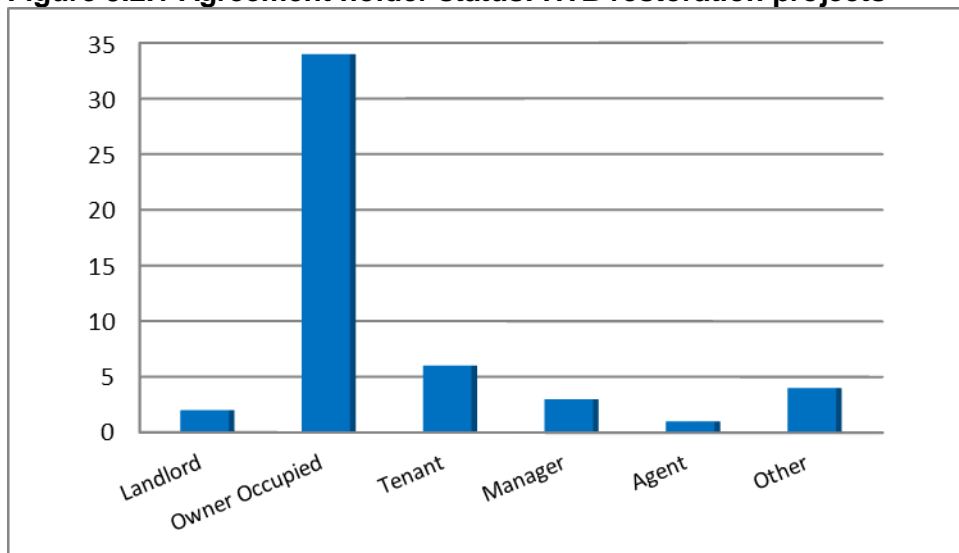
Source: NE completed HTB restoration project database

3.2 Agreement holder survey

3.2.1 Agreement holder details

Face-to-face interviews were held with 50 agreement holders with HTB restoration projects and the majority had either owner occupied (34) or tenanted farms (6) (Figure 3.2.1).

Figure 3.2.1 Agreement holder status: HTB restoration projects



Source: Agreement holder survey

3.2.2 Application process

When agreement holders were asked why they had decided to restore their historic buildings their responses were dominated by intrinsic reasons often linked to an emotional attachment to the buildings as the following extracts from the completed interview schedules show.

Farmer remembered how it used to look and wanted to have it back. HLS was originally for the land.

Falling down and in need of restoration. No functional use so could not justify funds. Wanted to preserve for future generations. Wanted to give something back to future generations.

Don't want to live next to a ruin. So buildings in farmstead important to restore. Buildings in need of repair. Landscape importance. Financial support.

Restoration because of interest in old buildings and pride in own farm buildings. The barn was renovated as this was in greatest danger of collapse.

Buildings were special and were very visible in the landscape.

For some, the reasons were more instrumental such as restoring an asset or extending the functional life of the building.

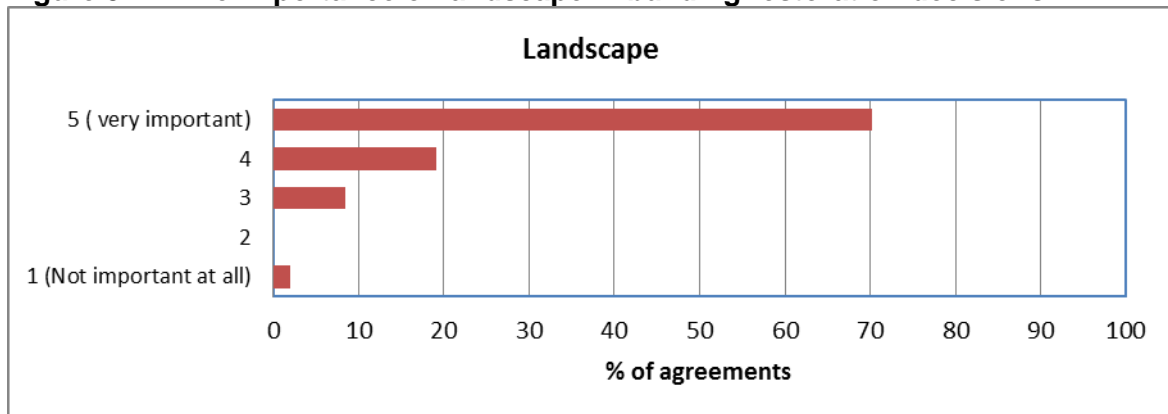
Core to farming business. Has a functional use.

Can be used for the farm business.

To get the buildings into use.

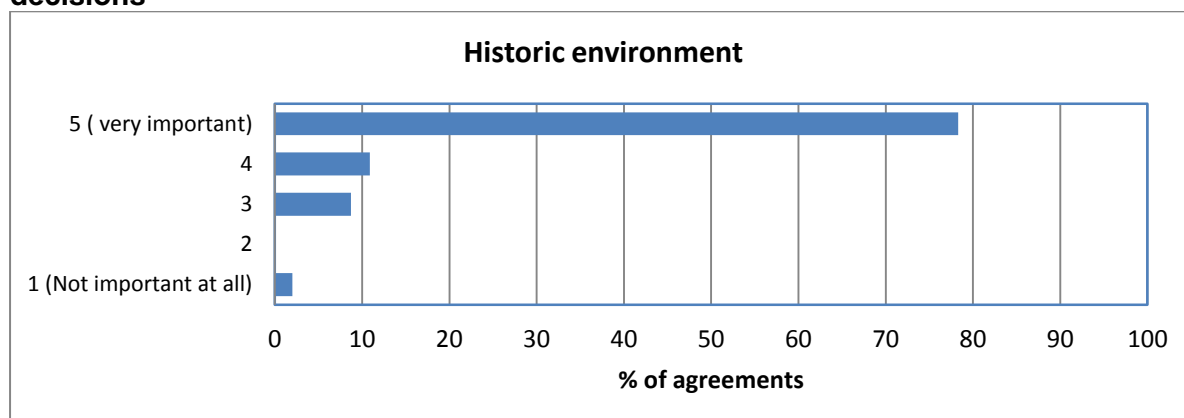
When asked to rank the importance of landscape, historic environment and wildlife factors in their decision to restore their buildings, nine out of 10 agreement holders said that the restoration was important or very important for the historic environment and the landscape. Wildlife reasons did not rank as highly, in comparison (Figures 3.2.2, 3.2.3 and 3.2.4).

Figure 3.2.2 The importance of landscape in building restoration decisions



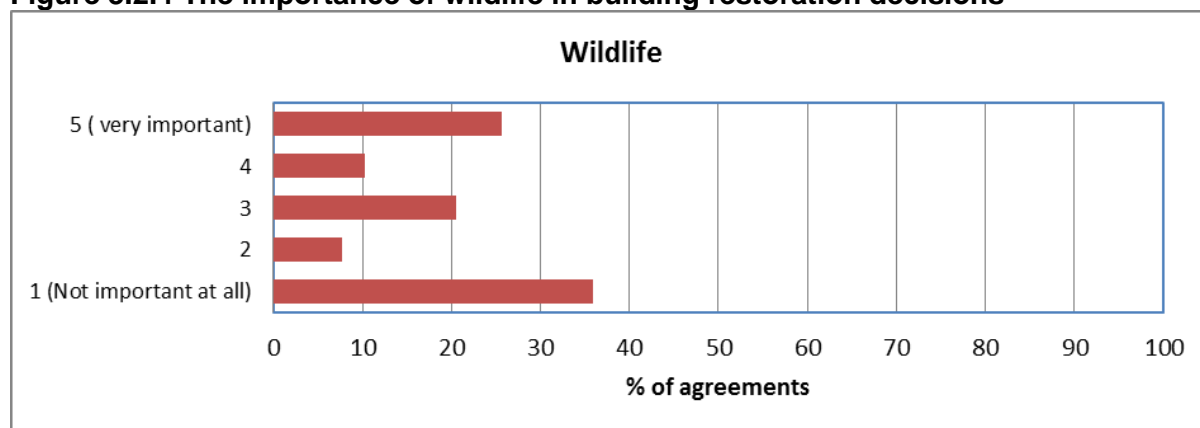
Source: Agreement holder survey

Figure 3.2.3 The importance of the historic environment in building restoration decisions



Source: Agreement holder survey

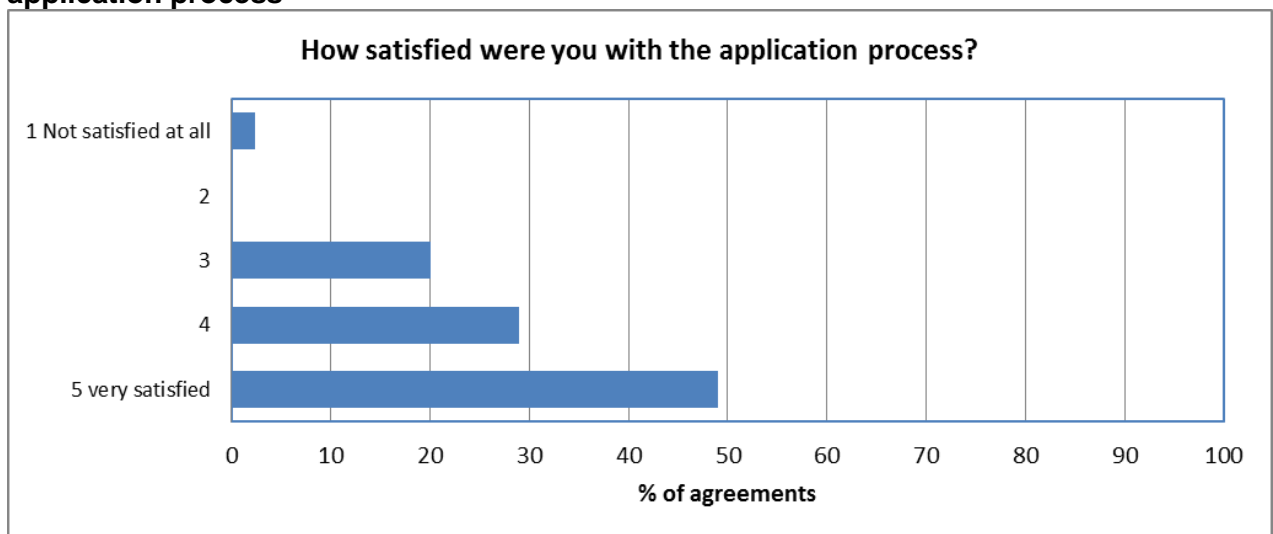
Figure 3.2.4 The importance of wildlife in building restoration decisions



Source: Agreement holder survey

Overall there was a high degree of satisfaction with the application process among agreement holders. 78 per cent of agreement holders surveyed were either satisfied or very satisfied with the application process (Figure 3.2.6) and 92 per cent said that having been through the application process they would choose the building restoration option again. When asked how the application process could be improved, 22 agreement holders (44%) offered suggestions. Some of the respondents thought the length of time it took to get to the works phase was too long, and the amount of paperwork and form-filling could be reduced. For example, one agreement holder mentioned that by the time the management plan had been produced and the wildlife surveys completed, over a year had passed since the initial expression of interest in restoring the building. Others did not like the uncertainty between stages two and three of the process, where funding the restoration works was dependent on a budget review.

Figure 3.2.6 Agreement holder satisfaction with the HTB restoration project application process

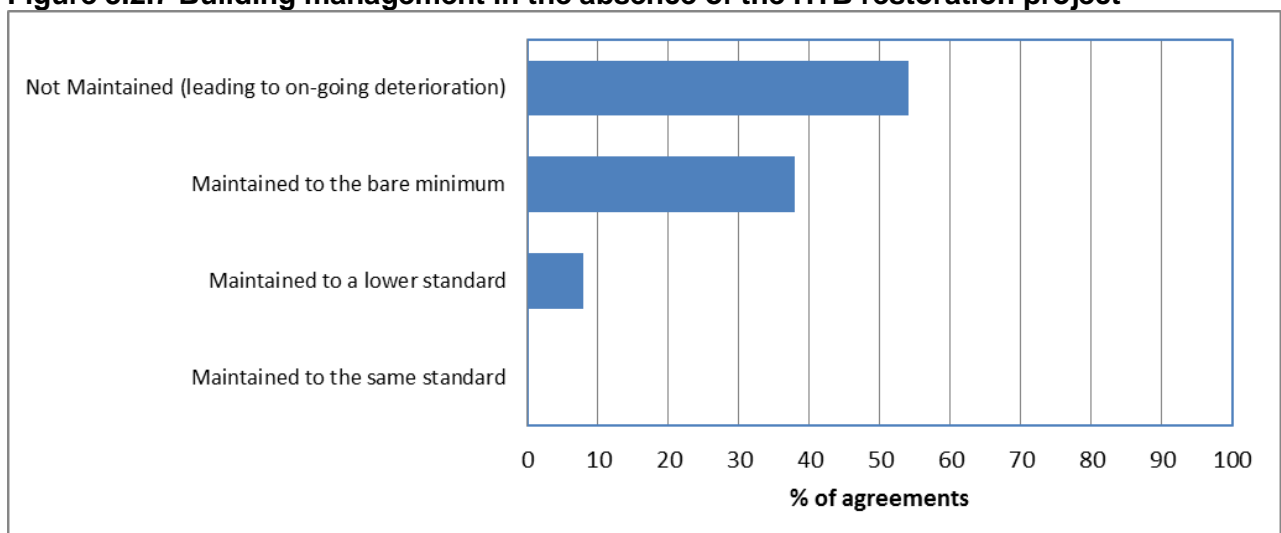


Source: Agreement holder survey

3.2.3 Management of buildings restored under HTB

Respondents to the agreement holder survey indicated that the majority of the buildings (90%) had little or no economic use prior to the restoration and a large proportion of the buildings (92%) would have received little or no maintenance without the HLS agreement (Figure 3.2.7). Over half the buildings (54%) would have been left to become derelict. Almost half the agreement holders (48%) said the restoration had benefited their farm businesses and most respondents (78%) said the HTB restoration project was largely responsible for improvements they had experienced in the use and management of their buildings (Figure 3.2.8). When asked if they had any plans for their restored historic buildings after the end of their HLS agreements, five agreement holders (10%) said they had plans. Of these, three were exploring agricultural diversification enterprises and one a residential use.

Figure 3.2.7 Building management in the absence of the HTB restoration project



Source: Agreement holder survey

3.2.4 Benefits resulting from HTB restoration projects

Agreement holders were then asked about any benefits to themselves or their farms that they thought had resulted from the restoration. A high proportion of agreement holders felt the HTB restoration project had been beneficial in terms of the historic environment (78%) and in its contribution towards landscape character (78%). A third of agreement holders (34%) said they had noticed wildlife benefits resulting from the HTB restoration project. One third of agreement holders (30%) had educational access as part of their agreements and 24 per cent said that their buildings were directly accessible to the public (Figure 3.2.5). Many of the responses mentioned a sense of pride or achievement in being able to restore an historic building. This was often linked to comments about public benefits.

Personal satisfaction of conserving a 500 year old building. Also from a business point of view it does not project the right impression having a ruined building in the farmyard. From a business perspective it raises standards and perceptions.

Pride of the agreement holder. Keeping the integrity of the farmstead. A lot of local people have commented on the restoration.

Preservation of farm buildings for future generations, admiration from the community, Increased the agreement holder's awareness of buildings and grants.

To see a building restored and not decaying – basically pride in the farm. Improve overall farm morale. Benefit from meeting and dealing with a wide range of professionals.

It was common among the responses for agreement holders to mention both intrinsic and instrumental benefits so, for example a comment on a buildings contribution to the landscape would be accompanied by a comment about the increased utility of the building.

Building used for sheep. Interest from public groups, raised possibilities of using building for educational visits.

Given the building a new lease of life, building more functional, saved for next generation, nicer to look at.

However, for some of the agreement holders public benefits dominated and there was no economic use for the restored buildings.

No business benefit to the farm. Cattle shelters are now in the middle of arable fields. They provide a landscape and historic benefit and add to the appearance of the farm.

Financial grant helps, and restoration of a historic building that has little use to the estate.

Agreement holders mentioned that through undertaking the building restoration they had improved their understanding of how to maintain historic buildings.

Made the agreement holder more aware and knowledgeable about how to keep the farm up to scratch. "Lovely to have feedback from people". Made the barn usable again for crop storage.

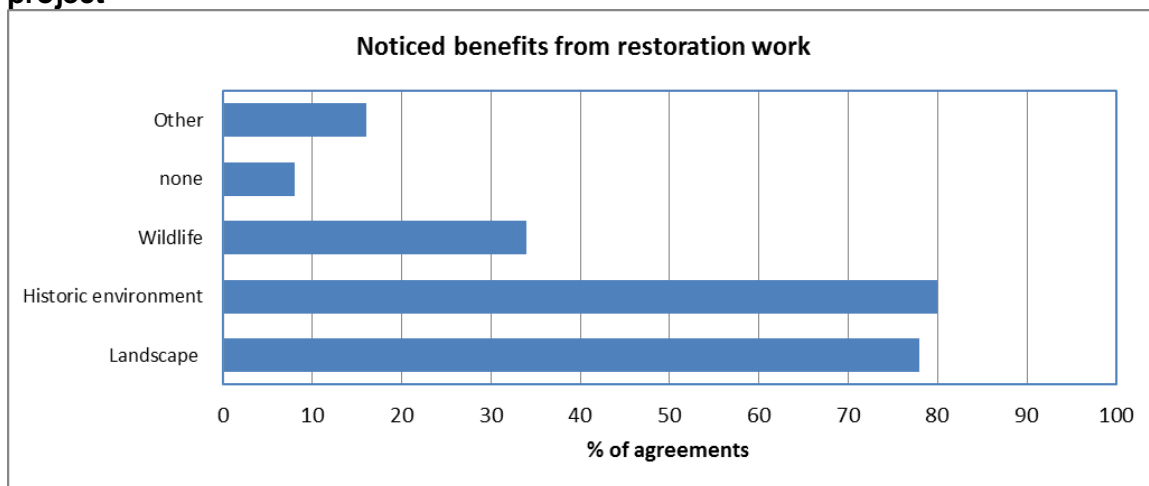
The agreement holder better understands what is required to maintain buildings in good condition.

Restoring buildings also addressed health and safety issues associated with disrepair and dereliction.

Keep buildings safe. Able to keep historic buildings in order. Re-use buildings.

Was a health and safety risk, worried about the roof and slates falling off. Building now used as a hay barn.

Figure 3.2.5 Benefits noticed by agreement holders resulting from the HTB restoration project



Source: Agreement holder survey

3.2.5 Restoration works

The agreement holder survey provided valuable insights into the effectiveness of management plans within the application process. Most of the agreement holders (74%) were satisfied with the management plan produced as part of their HTB restoration project. Those who were not satisfied with the management plans tended to mention the cost of the plan and/or its relevance to the restoration works as reasons for this opinion. However, there was also mention of management plans that were thought to be not sufficiently detailed for the complexity of work required.

The agreement holder said the management plan was very detailed and comprehensive, led to a very smooth restoration process.

Some of the management plan appeared to be over the top.

Mr ~~~ said he felt the management plan was insufficient. Cost £9k to produce and was deficient in the detail of what had to be done.

A high proportion of agreement holders surveyed thought that the approach to the repairs was reasonable and that the extent of the works undertaken was appropriate. In total 92 per cent of agreement holders were satisfied with the results of the HTB restoration project.

3.3 Farmstead and building survey

3.3.1 Building items

The farmstead and building survey was carried out for a total of 48¹⁶ HLS agreements containing an HTB restoration project. The financial grants paid towards the HTB restoration projects ranged from £4,536 to £400,000 with an average payment of £98,371. The majority of HTB grants in the survey (88%) were under £150,000 (Table 3.3.1).

Table 3.3.1 Distribution of HTB building restoration grants by value (£)

HTB grant (£)	Agreements	Agreements (%)
Under 50K	14	29
50 to 100k	16	33
100 to 150k	12	25
150 to 200k	3	6
200 to 300k	1	2
300 to 400k	1	2
400 to 500k	1	2
Total	48	100

Source: NE HTB database and farmstead and building survey

HTB restoration projects for these agreements covered a total of 80 'building items' which may represent individual buildings, combination ranges or groups (Table 3.3.2).

The majority of the items surveyed were agricultural or animal housing buildings with most of the major farm building types included in the survey (Table 3.3.3). Many of the building items surveyed had multiple functions and Table 3.3.3 shows the dominant use. Barns were the most common building type surveyed, representing almost one-third of the buildings restored under HLS. Cattle housing was the next most common building type followed by stables. Within this latter group were a former country house stable and coach house range and a stud farm.

Four agreements related to non-agricultural buildings; a war memorial within a country park, a water tower, a tank house within a registered park and garden, and a pump house that was associated with a local colliery.

¹⁶ Farmstead and building surveys could not be conducted for 2 agreements

Table 3.3.2 Number of building items surveyed by region

Region	No. Agreements	No. Items
East Midlands	5	8
East of England	7	14
North East	5	8
North West	7	7
South East	6	6
South West	6	13
West Midlands	6	17
Yorkshire & Humber	6	7
England total	48	80

Source: Farmstead and building survey

Table 3.3.3 Number of building items surveyed by building type

Building type	Number of items
Barn (inc. combination and bank barns)	24
Cart shed	6
Coach house	1
Covered yard	1
Cow house/shelter shed/hemmel/linhay	13
Dairy	1
Field barn	5
Farmhouse (former)	1
Granary	3
Group (mixed uses)	3
Hay barn	1
Hen house	1
Hop kiln	1
Horse engine house	1
Meal house	1
Pigsties	1
Pump house	1
Stable	9
Tank house	1
War memorial	1
Water tower	1
Yard wall/midden	2
Unclassified	1
Total	80

Source: Farmstead and building survey

3.3.2 Designations

Exactly half of the agreements surveyed (24) also had listed buildings. Due to differing approaches in the identification of what may be covered by a list entry¹⁷ there were problems in making a consistent assessment of how many of the building items surveyed were statutorily listed. It was possible to identify from the supporting documentation and responses to the agreement holder interview schedule 23 building items (all agricultural buildings) that were definitely statutorily listed buildings; one at Grade II* and 22 at Grade II.

One-third of the agreements surveyed had land in high landscape value areas: Nine of the agreements had land situated within National Parks. Within these farmsteads 20 building items had been restored using an HTB project. Seven farmsteads with 12 building items subject to an HTB restoration project were located within an Area of Outstanding Natural Beauty (AONB) and one building item was located within a Registered Park and Garden (RPG).

3.3.3 Condition

As might be expected for buildings that have recently been restored using an HTB restoration project, all of the building items in the farmstead and buildings survey were found to be weatherproof and in good structural condition.

3.4 Stakeholder interviews

3.4.1 Introduction

The interviews with stakeholders regarding HTB restoration projects were organised in three parts. The first focused on stakeholder experiences of the delivery of HTB restoration projects. The second part was based around a discussion of the effectiveness of HTB restoration projects in achieving positive conservation outcomes, and the third was concerned with eliciting stakeholder views on future scheme development and areas of best practice within Environmental Stewardship that they felt should be carried forward. These three sections form the framework for the following analysis.

3.4.2 HTB restoration project delivery

Set up and implementation

Interviews with 10 regionally based and two nationally based NE staff were conducted to gain an understanding of how HTB restoration project delivery worked. The NE staff members were questioned about their experiences with managing and implementing restoration projects, how the delivery was resourced, and views sought concerning the strengths and weaknesses of the delivery process. Other stakeholders also provided views on how well the delivery process worked. While it was very clear from the interviews that each of the NE regions had its own way of managing the delivery of HTB restoration projects, there were a number of common experiences across the regions. All NE interviewees supported the use of Environmental Stewardship for the conservation of historic buildings, but all had faced challenges with implementation in the early phases, concerning:

- start-up issues and the time required to become familiar with the new, three-stage process;

¹⁷ A large courtyard with buildings to four sides might be one list entry whereas another farmstead group might have individual entries for different building elements.

- the duration of HTB restoration projects and budget management;
- the management and allocation of staff resources.

Each of these is now considered in more detail.

Start-up issues

Some of the regional NE interviewees mentioned that delivery structures were not fully embedded within the regions when the funding came on stream in 2007/08, as the new three-stage process was very different and more sophisticated than the one used for historic building restoration grants under the classic schemes.

~~~~ said it was all very new when it began there was a lot of learning on the job, the training was excellent but it did not happen for a while and it should have been done in the six months preceding the launch of HTB. Partly the reason they did not claim any money in the first year combined with the time it took to get projects through to completion. (NE staff)

... a lot of pressure to get projects up and running and to spend the budget. Felt that ~~~~ was ill prepared because there was not a lot of guidance. So thought there was a lot of pressure to begin with. (NE staff)

Duration of HTB restoration projects and budget management

It was stated by a number of NE interviewees that, due to the three-stage process, HTB restoration projects often ran for more than a single calendar year and this had created difficulties in managing and planning budgets which is done on an annual cycle within NE. It was suggested that the long lead-in time for HTB restoration projects was a major factor accounting for the limited spend in the first two years of the scheme (See Table 3.1.1 in Section 3.1).

... it was a good two year lead-in for HTB projects and there was always going to be a massive bow wave... They were always behind the curve all the way through. They felt like they were peddling like mad to keep up. (NE staff)

Except for recent years ~~~~ have not hit the target for spend because it's quite a long process. It tends to take around 2 years from a farmer expressing an interest to actually having the building finished... There is a long lag in time with these projects which ~~~~ thinks needs to be factored in to budget forecasts. (NE staff)

Felt that the 'powers that be' did not have a full appreciation of what it took to deliver HTB projects on the ground and that a lead-in time should have been planned for. There has to be a lead-in time to get Stage 1 of the management plan put in place. (NE staff)

Other stakeholders also said that the length of the process was a limitation.

It took two years to put a roof on the building. It was ridiculous for such a straightforward job. (Environmental Stewardship advisor)

A negative aspect was the length of time taken to complete a project. Never less than 12 months, often more than two years. (Historic environment advisory body)

Several NE staff pointed out that budget rules could make forward planning difficult and influence the selection of HTB projects and create pressure to spend budget allocations late in the budgeting period.

One year the budget for the region was set so late it impacted adversely on the delivery of projects. Could not authorise projects. Affected relations with agreement holders who had management plans and were ready. Need to better manage agreement holder expectations. One year, had £400k allocated but had management plans completed for over £1m of work. Said it was really frustrating and had to work really hard to get more money. Thought that national accounting and budget management systems were not responsive enough. (NE staff)

~~~~ says HTB projects are like an oil tanker, and budgets should be set 2 years in advance. Going from a standing start with a project to completion within a calendar year is often unrealistic. The last 2 years of budget was allocated at the same time, to wind down the scheme, and that turned out to be very useful because it allowed them to plan properly. (NE staff)

Management and allocation of staff resources

The management and allocation of staff resources to deliver HTB restoration projects was an area that generated much discussion with the NE staff. It was clear from the interviews that there had been a range of experience across the regions. There was a general consensus among NE interviewees that having a national team linked to regional HEAs who worked with Lead Interest Advisors (LIA) located in local teams was an appropriate staffing structure. However, a view was also expressed that, while this staffing structure was promoted as 'best practice', it was left to regional managers to decide how they would deliver HTB restoration projects in their regions.

Historic environment provision in the regions depended to a large degree on the goals and interest of regional managers. Some regions fared well and others not so well. The end result was that the regional coverage was variable in terms of capacity to deliver HTB restoration projects." (NE staff)

A recurrent theme through the NE staff interviews was that delivery of HTB restoration projects had been negatively affected by insufficient staff resources to match budgets or demand, and that delivery could have been improved if HTB restoration projects had received greater priority.

Thought they took on as much as they could: "If we had more capacity we could certainly have done more, there was the demand and the budget to do more." (NE staff)

The demand was always there. Said they never had to chase projects and

were reactive not proactive. The only limit on delivery was staff time. Said they got very efficient at managing projects to completion by the end of the project. Said had a backlog of applications which could be reactivated if more funding became available. (NE staff)

There was a tremendous demand for HTB projects on HLS holdings. They had only been able to pick out a very small handful of buildings. (NE staff)

It was suggested by some of the NE staff that meeting national targets for HLS agreement numbers and SSSI agreements had taken up much of the time available to HLS advisors, and thus there was less time available for HTB restoration projects.

This LIA network was in place for only a short time as the LIAs were put under pressure to deliver on HLS agreements and other priorities. Said If ~~~~ could have kept the network they could have delivered more projects. (NE staff)

Says LIAs are fundamentally ecologists who have their own HLS workload to deliver, they have all had a myriad of training requirements, they've been asked to take on SSSI work, ... The time allocation to HTB is not really sufficient. (NE staff)

It was also suggested by one NE interviewee that due to their grade, HEA advisors had insufficient influence within NE regions to affect local priority-setting and resource allocation. The same interviewee also felt that HEAs were not allocated enough time to take a strategic view of the key issues affecting the management of the historic building resource in their region.

On HEA: People who are expert should be acknowledged as being expert and should be called specialists and they need to be employed at a grade that they can actually influence and be part of the decision-making. (NE staff)

A number of NE staff mentioned that considerable historic building knowledge had been built up over the years through training and practice and also that NE staff had become very proficient in managing the HTB application process. However, there was some concern that changes within NE had weakened the network of advisors.

Definitely thought ~~~~ has grown into the job and thinks what they had at the end worked really well together. It was very important to have access to good financial administration staff as HTB is an administration-heavy option. Planning and budgeting is extremely important and often not a core skill of HLS advisors. (NE staff)

Stressed that they were a better trained group now than at the beginning and if ~~~~ had a million to spend now they could just about do it. "We've just got good at it as we've got to the end of the project." Worried that if building restoration grants start again in a couple of years they will have lost the capacity to deliver (redeployment, people moving on, loss of contact with good conservation professionals and builders) and they will have to start from

scratch. (NE staff)

Loss of staff involved with delivering HTB (HEA and LIA) has been a problem in some regions. Due to a variety of factors: austerity measures, movement of people to national teams, natural wastage. Key thing is that they were not replaced. (NE staff)

The three-stage process

There was general consensus among the NE staff interviewed that the three-stage process had improved the selection of buildings eligible for HTB restoration projects and had delivered greater consistency in the management of projects.

~~~~ said that the HTB process had addressed the major failings of building restoration found under the classic schemes. Although it cost money, the management plan was essential to achieve high quality outcomes. The tendering process is transparent and farmers can see what they are getting. (NE staff)

Under the 'classics' the agreement holder was left to contract the builders and craftsmen and there was no overall project management. This was not a concern for small and simple projects but complex projects could fall apart without a project manager... The new process means that these problems have been solved as someone takes responsibility right the way through so that there is control over budgets and what work is done... The management plan stage has resolved a lot of the problems experienced under the classic schemes. (NE staff)

NE had "upped its game" and had developed its own distinct conservation philosophy for historic buildings. Especially with the use of traditional materials and methods in HTB projects. (NE staff)

After the teething troubles were ironed out the whole process worked very well. There is still some variability in the quality of management plans but on the whole the process works very well. Having the schedule of works, timeline and tenders in part 1 of the management plan helps with budget management both regionally and nationally. The process has improved with time and practice. The framework for delivery is good. (NE staff)

Thinks the current system is a major improvement on the ESA approach where the significance of the buildings was not fully evaluated and appreciated. Therefore the quality of the restoration was often not as high as it could have been. (NE staff)

Outcomes are much better than the classic schemes particularly in protecting the historic and architectural interest of the buildings. Greater care is taken over choice of materials and the techniques used to repair buildings. (NE staff)

However, it was clear from the stakeholder interviews that there was quite a broad range of experiences in working with the three stages when this was explored in greater depth. Stakeholder experiences with each stage are analysed below.

Stage 1: Applying to include HTB in an HLS agreement

The discussion on the application process focussed on the following steps:

- Farm Environment Plans (FEP);
- Historic Buildings Information Form (HBIF);
- Targeting Historic Building Restoration Form (THBRF).

Farm Environment Plans (FEP)

Although the guidance for HTB restoration projects applicants suggests that the process should begin with the identification of potentially suitable buildings listed in the FEP (see Annex 1), NE staff reported that it was more common for interest to be raised through discussions between the agreement holder, their agents and NE advisors.

Historic Buildings Information Form (HBIF)

The interviews with NE staff suggest that the HBIF is seen as of varying importance across the regions. In some regions the HBIF was considered to be extremely valuable, while in other regions NE advisors preferred to go straight to the potential applicant and discuss the opportunities for an HTB restoration project on site. It was also mentioned that face-to-face meetings with farmers were often required for those needing help with the application process.

The HBIF was extremely useful in helping with the desk based scoring. Especially when there was a good set of photographs. It was a good starting point to show farmers exactly what was wanted. (NE staff).

In the early days when there was no pressure on the budget sometimes they did not use the HBIF and went straight to a site visit to score the buildings as was a more efficient use of resources. Worked well because they had close contact with HLS advisors so they knew where the opportunities were. Also some agreement holders found the HBIF difficult to fill in. (NE staff)

Said was not convinced that the applicants guide was actually read by many agreement holders. Felt that agents, in particular, were mainly concerned with their client's bottom line and were not overly concerned with the conservation message within the booklets. (NE staff)

The National Park had a good network of local farm advisors and this was very important for identifying historic building restoration opportunities. In the early years of the programme most of the projects came from the National Park and this was mainly due to the proactive work of the Park staff. (Historic environment advisory body)

Farmers often needed help completing the application form [HBIF]. There is a lot of paperwork with an HLS agreement and most building restoration projects are an add-on and some can't face more paperwork. (Environmental Stewardship advisor)

Targeting Historic Building Restoration Form (THBRF)

The THBRF and accompanying guidance was considered to be helpful by NE regional staff in prioritising applications received from agreement holders. The multi-objective assessment criteria used were in line with objectives of Environmental Stewardship for the conservation

of historic buildings. There was a degree of variation in how the scores were used to inform decisions across the regions. It was reported that decisions on whether to accept or reject a building could be taken by regional managers, team leaders, HEAs or a panel of NE advisors. It was also reported that the scoring system was successfully used in one of the National Parks by National Park staff who were working with agreement holders to identify potential HTB restoration projects.

The scoring system was a brilliant way of starting things off. (NE staff)

On the scoring system: Felt the scoring sheet and initial filtering worked well. In the region they were inundated with applications and the HLS advisors had identified many potentially viable projects. (NE staff)

The scoring system was very helpful in structuring their thought process but they also said that they did not religiously complete the forms. It helped them to explain why they made the decision to support or reject. (NE staff)

The National Park was very proactive in working with HLS agreement holders and those in the classic schemes to identify opportunities for historic building restoration. The NP staff used the scoring system to identify potential projects to take forward to NE. (Historic environment advisory body)

NE staff reported different experiences with using the THBRF. Some NE LIAs found the form easy to use while others experienced difficulties as they did not feel they had enough experience and training to be able to accurately interpret all the categories. It was also said that confidence in the use of THBRF had increased with experience and practice over time and that effectiveness had also increased over time.

The categories they were asked to consider on the scoring sheet were quite cryptic. People answered them quite subjectively and with not a lot of consistency. The questions could be easier to understand and felt you needed quite a bit of specialist knowledge to complete the scoring properly, even with the guidance. (NE staff)

Thought that the scoring process produced for the first time a quantifiable system that demonstrated a level of transparency. It was a welcome development but it is still open to interpretation at the level of the individual NE advisor and there are some grey areas that need to be ironed out. (NE staff)

Some of the NE staff also mentioned that it was important to retain some flexibility in setting points thresholds as it allowed them to take into account regional variations in historic building character and prevented funding being focused on a limited number of high-scoring building types.

Each region set its own threshold score. Set at a level so no region would be disadvantaged because some regions had concentrations of high quality buildings like WMs old timber frame thatch etc. Also important to take account of landscape interest in upland areas and NPs where may not score many historic significance points. (NE staff)

Stage 2: Completing a Management Plan to identify what work is required to restore the historic building

The interviews gathered stakeholder experiences and views on the preparation of management plans and their role in the restoration process including:

- the engagement of a conservation architect or surveyor;
- areas of tension between NE staff and conservation architects over the preparation and implementation of management plans;
- statements of significance for the buildings;
- types of management plan.

Engagement of a conservation architect or surveyor

The engagement of a conservation architect or surveyor to prepare the plan and ultimately oversee the completion of the works was seen as beneficial in providing expert input and dealing with insurance and liability issues which had proven problematic to NE in the past.

On Management Plans: Thinks they work very well. They identify what is required and get accurate costs. They cost a bit of money to produce but everyone is clear about what the restoration will cost and it gives the agreement holder and NE a chance to step away if they are not satisfied. Thinks that even though management plans can take more than 6 months and can cost up to £15K they are an essential part of the process. (NE staff)

For historically significant buildings a management plan is essential. They generally work well and have produced some very good results... But to begin with it was clear that most conservation architects did not know what was required and there was a lot of hand-holding as they didn't understand the briefs. Over time they learned what was required. (Historic environment advisory body)

The critical point of the management plan is that it follows the informed conservation approach... The standards set for management planning are resource-high and way in advance of what was done for the classic schemes. NE wants to achieve the best outcomes for the opportunities presented by the building. This could not be achieved without the management plan process. (NE staff)

NE being the deliverer on behalf of Defra did not have the liability and insurance cover that Defra had. In order to manage risk the management plan process was put in place with architects and surveyors who had their own insurance. This resulted in a much more lengthy process and added to the cost. This put off some farmers who would have to pay substantial amounts of money toward a management plan with no guarantee of the scheme going ahead. (Historic environment advisory body)

Areas of tension between NE staff and conservation architects over the preparation and implementation of management plans

The stakeholder interviews uncovered areas of tension between NE staff and conservation architects over the preparation and implementation of management plans, suggesting that

there could be some lack of understanding between the two groups. To some extent this was unavoidable, given the concern of NE to achieve Environmental Stewardship objectives and the strongly-held conservation principles of conservation architects. It was suggested that the situation could be improved by NE having more specialist architectural expertise within the organisation to help support NE advisors. Some NE advisors did not feel they had the required level of expertise and training to discuss some of the technical aspects of conservation management with conservation architects.

Things improved dramatically when the management plan brief was fine-tuned. They thought there was an issue with understanding how architects worked as they did not fit in with the way NE did things in terms of the management plan brief. Mentioned that the JCT contract the professionals used was difficult to understand. Also said architects did not understand the management plan brief as they did things differently. It took time for architects to understand exactly what NE wanted. (NE staff)

Said would have liked to have more of an understanding of how things operated in the commercial world so they could apply that to questions arising when management plans were being drawn up (NE staff)

[NE] has a very different way of working than the way an architect works... Terminology has been a major problem. Our briefs don't use the same terminology that architects are used to. (NE staff)

The level of historic building conservation knowledge varied among NE staff and greater understanding on conserving historic buildings was needed in the organisation so that it appreciated what ~~~~ was trying to achieve: "I don't know how you get the training into NE staff but at present they don't understand many of the conservation issues such as when to conserve or replace timbers." (Conservation architect)

NE should hold regional training events based on joint seminars for NE and conservation professionals so they can understand each other's roles in the process. (Conservation architect)

Statements of significance for the buildings

There was general agreement among the stakeholder interviewees that it was important for management plans to contain clearly-written statements of significance for the buildings which could be related to the aims of the restoration.

There was variable quality in management plans and the statements of significance were vital to determining what is required for the works programme. Some statements of significance ~~~~ had seen had been so superficial as to be worthless. (Conservation architect)

The management plan is the most important document as it guides the restoration. However ~~~~ is not convinced that all management plans contain appropriate significance statements and this can lead to problems in carrying out the work. The statement of significance should be used to guide the work. (Historic Environment advisory body)

NE wants really good statements of significance. It needs to understand the buildings and guide what restoration work should be done to achieve a good conservation outcome for a building. Achieving historically-accurate restoration often requires more intervention. (NE staff)

Types of management plan

The stakeholder interviews generated a lot of comment on whether there was a need for extensive management plans for 'straightforward and simple' repair works. Some of the stakeholders were in favour of a fast-track approach for simple projects.

Thought that the tendering process for the management plan and the resulting plan was 'over the top' for the amount of restoration work required. (Environmental Stewardship advisor)

On management plans: Full blown management plans are produced in all cases. Regardless of how small the job is you have to get an external person in. Thinks it adds a lot of cost to some small projects where straightforward repairs are needed. (NE staff)

For timber framed buildings which are very difficult to understand (NE does not have that level of expertise) and high status farmsteads then management plans were thought to be essential. But with brick and tile buildings important for landscape character a cut down version and a fast-track approach would be more appropriate. A structural engineer could manage the project. Could save £5k on the historic analysis and shorten the lead-in time. (NE staff).

There is an issue of administrative cost and burden that needs to be looked at. Some management plans don't need an extensive historical analysis because the significance of the building is known already... Should aim to complete most projects within nine months from start to finish.... Thought that an industry had grown up around management plans and 'full blown' plans should be the exception rather than the rule... Said that wherever there is expertise, such as in the protected landscapes, it should be harnessed. Would cut down the size of management plans because the expertise and knowledge is there. (Historic environment advisory body)

In some of the regions NE staff have adapted the Stage 2 process to take account of the complexity of the HTB restoration project and implemented a 'fast-track' approach for some projects. It was stressed, however, that the decision to fast-track an application required considerable knowledge and understanding of the building's significance and needs.

Stage 3: Completing the work to restore the historic building

The stakeholder interviewees were generally satisfied with the quality and standard of the conservation works undertaken. It was reported that where Stages 1 and 2 had been well managed this often led to few major issues arising in Stage 3.

Went more smoothly than the management plan. "Once you had hammered out with the architects exactly what you wanted that part always went smoothly, we've got a lot of good contractors down here." (NE staff)

The length of HTB restoration projects and the considerable size of the payments could cause problems for agreement holders in terms of cash flow and it was felt by some of the stakeholders that NE should make greater use of existing procedures to make staged payments over a number of months, to alleviate the problem.

3.4.3 Effectiveness of HTB restoration projects for the conservation of historic buildings

There was general consensus among the stakeholder interviewees that the majority of HTB restoration projects were effective in meeting one or more of the Environmental Stewardship scheme objectives.

From a socio-economic perspective HTB has been successful in benefiting the local economy. Said local skills and materials often used. Remember that the money comes from Axis 3 which is about socio-economic development. Delivers on the Axis 2 agenda as well. Benefits and enhances historic, landscape and wildlife interest. Producing lots of high value habitats for bats... Thinks that HTB has delivered on all objectives.. Can't think of any areas of failure. (NE staff)

HTB delivers extremely well on all the scheme outcomes. The scoring process makes sure the buildings are of high value. The materials used preserve the historic interest. The deterioration is reversed so that buildings remain in the landscape and they try to exploit direct access opportunities where available and most of the buildings can be seen from roads and footpaths. (NE staff)

The quality improved over time with experience and some mistakes were made in early projects. Some went ahead without management plans, and some did not achieve their full environmental potential. (NE staff)

The end result was fantastic and they have done a very good job. But ~~~~ felt that there should have been more common sense used in the decision making which would have led to considerable savings for the tax payer. (Environmental Stewardship advisor)

Detailed stakeholder discussions centred on the following issues:

- effectiveness of the three-stage process;
- balance between holding repairs and full restoration;
- incidental benefits resulting from HTB restoration projects.

Effectiveness of the three-stage process

There was a common view that the three-stage process resulted in HTB projects that were particularly effective in maintaining the historic and architectural interest of the buildings.

HTB funding has been important in protecting historic buildings in the countryside... Made a major contribution to preserving historic interest of many buildings in danger of collapse. (Historic environment advisory body)

On effectiveness: Really pleased with the outcomes, mentioned several examples of historically important buildings in danger of collapse and in need of repair and restoration which were saved. Said it was hugely rewarding. Worked with some great people, architects, farmers and builders said ~~~~ learnt a lot from them. (HE staff)

In terms of the works done on the buildings Environmental Stewardship has met its objectives. Particularly good in the use of traditional materials and techniques. (Historic environment advisory body)

The repairs of the buildings are carried out to a high standard so the management plan stage 2 aspect works really well and should not be overhauled unnecessarily. (Conservation architect)

It was also reported that the three-stage process had been effective in addressing the wildlife objectives of Environmental Stewardship, although difficult to measure, and that consideration of wildlife issues was firmly embedded in all stages of the process.

HTB has been very effective in the region... but it's very difficult to assess the wildlife aspect of it as they don't do before and after surveys. Management plans usually specify wildlife surveys should be conducted before work starts but we don't re-survey the building afterwards so it's difficult to attribute any wildlife benefits. (NE staff)

The wildlife benefits often go unnoticed. The process makes sure wildlife is not harmed by the work but feels that NE does not do enough to promote the benefits of historic building restorations in providing wildlife habitats, particularly for bats. (NE staff)

The ecological side around recording bats, birds and wildlife works really well. Numerous cases where there were high populations of bats that could have been thought of as a constraint to the restoration but NE have learned a lot and by working with ecologists have come up with really good solutions which maintain the appropriate habitat for the bats. There are cases where owl boxes were occupied immediately after insertion. (NE staff)

Balance between holding repairs and full restoration

The interviews often included a discussion about the balance between holding repairs and full restoration and the number and size of projects that would contribute most to Environmental Stewardship objectives. This provided a very interesting narrative and the interviewees expressed a mixture of views.

NE got criticised about being purists more than English Heritage. But thought HTB should deliver historically accurate restoration in line with NE conservation philosophy. (NE staff)

HTB works best for buildings of high historic value... The management plan process reinforces historic value more than the classic schemes that focused on landscape value and less intervention. Both approaches are required. (Historic environment advisory body).

It's always been called the wrong thing. The grants have never been about restoration they are about repair. Ever since the ESA days the wrong word has been used and it gave people the wrong idea of the objective. It's not about full restoration it's about repairing the things adequately so that the story isn't lost and the future of what those farm buildings represent and their landscape impact (NE staff).

Buildings that are important in the landscape, but not [historically] significant need structural repairs rather than full restoration. What you want is a minimal job. Worries about the 'over restoration' of buildings. (NE staff)

Building restoration under Environmental Stewardship had not been as effective as the classic schemes in contributing to landscape character. There was an opportunity to use the funding to repair a large number of high landscape value buildings which would have made a real difference at the landscape scale. He felt that the opportunity has been missed as Environmental Stewardship focused on a small number of high cost 'flagship projects' which numbered in the hundreds rather than the thousands. (Historic environment advisory body)

There needs to be a balance between many small projects having a wide impact and one or two high value 'show piece' restorations. "Small and more rather than one or two." (Historic environment advisory body)

It was suggested that since the introduction of a £150,000 cap to HTB restoration projects there had been a change in emphasis towards more structural repairs, rather than full restoration, and this was helping to spread the money around among more but smaller projects. However there was also concern that the restoration of highly significant buildings could be compromised.

Generally pleased by the outcomes of the building conservation projects but the NE approach had changed over time. Originally the focus was on a holistic approach to complete buildings where they would do everything in the building. Said they were restoring buildings back to how they were when they were originally built... That approach has gone in an attempt to do more buildings with the same money. The approach is now to do a structural assessment of a building and then to do the main structural repairs. (Conservation architect)

The cap of £150k made them think about how they approached conservation projects. Less emphasis on doing complete restorations (gold plated)... "Keep tin rather than replace with thatch". (NE staff)

Does not like the capping, Thinks it's destructive. If there is a really important building in trouble, £150k might not be enough to stabilise it... "I think it distorts the objectives." (Conservation architect)

Incidental benefits resulting from HTB restoration projects

A number of the stakeholder interviewees also mentioned incidental benefits resulting from HTB restoration projects. The use of local builders and materials was seen to benefit the

local economy. Farmers had learned more about the importance of conserving their buildings by helping out builders and contractors carrying out the work.

3.4.4 Future scheme development

All of the stakeholder interviewees thought that it was appropriate to conserve historic farm buildings by funding repair and restoration works. There was also general consensus among the stakeholders that the multi-objective nature of the existing Environmental Stewardship HTB capital item should be kept and adopted by any future scheme.

MAFF, FRCA, RDS and now NE had a good track record of conserving TFBs stretching back 25 years. Environmental Stewardship recognised the importance of conserving farm buildings but he did not know if building restoration would remain a priority or have a budget under NELMs. The case for conserving farm buildings was not in dispute it was securing funding that was the issue. (Historic environment advisory body)

Most TFBs are not used and there was a lot of dereliction. The grants have protected the most important ones and have kept them in the countryside. (Conservation architect)

The basic principles are sound but some of the rules of engagement need to be revised. (Historic environment advisory body)

Detailed stakeholder discussions centred on the following issues:

- the purpose and meaning of historic building conservation;
- the role of historic building conservation funding in securing an economic future for TFBs;
- potential to vary the grant rate for historic building restoration;
- period of protection.

The purpose and meaning of historic building conservation

Different views were expressed regarding the purpose and meaning of historic building conservation and this influenced stakeholder views on the criteria that should be used to prioritise and select buildings for restoration, and the extent of the intervention. A range of views was also expressed by stakeholders on how best to deliver repair and restoration projects in the future. A major area of discussion was the balance between projects requiring major and minor intervention. Stakeholder views on what was desired from the conservation of historic buildings also influenced their views on what constituted good value for money and the need for intervention. For some, resources should be concentrated to restore the character and integrity of highly significant historic buildings while others thought that resources should also be used as part of a less interventionist approach to repair and make weatherproof a larger number of buildings.

Buildings of high significance and high sensitivity which cannot accommodate re-use without harming their character are ideal for public funding to conserve their character. (Historic environment advisory body)

What doesn't work so well are [HTB] projects with buildings that only require

small-scale repairs. This is something that [NE] can't get to at the moment. In the longer term NE should consider a 'middle tier' between the big projects it does and the [TFB] maintenance option. (NE staff)

There should be the flexibility to have 'stitch in time grants' as well as the full blown restoration grants to spread the money around a bit further. There are many significant buildings that need simple repairs to keep them going and not £200k repair projects. NE should look at having a small targeted grant system for straightforward repairs in the region of £10k which would extend the life of many buildings. (Conservation architect)

Focus should be on speeding up the process for straightforward projects with uncomplicated repairs... Deliver better value for money, they [NE] should be doing twice as many projects for the same budgets. (Environmental Stewardship advisor)

The majority of funding should be aimed at structural repairs and maintenance to stop the buildings degrading further and keeping them in the landscape. Repair on a like for like basis but will also be basic and cheap intervention compared to the current scheme... (Historic environment advisory body)

Put the buildings back into an economic use rather than paying and paying again. Aim should be to move the building from public money dependence into market maintained management with least loss of character possible. (Historic environment advisory body)

There is a balance to be achieved between many small projects having a wide impact and one or two high value 'show piece' restorations. (Historic environment advisory body)

The role of historic building conservation funding in securing an economic future for TFBs
Another major area of discussion was the role of historic building conservation funding in securing an economic future for TFBs. A wide range of stakeholder views, from both within and outside NE, were recorded relating to the post-restoration use of buildings. For some an important purpose of the restoration process was to 'engineer out' any potential for unsympathetic adaptive re-use at the end of the agreement period, while others called for a more flexible approach to the conservation of historic buildings which incorporated the potential for adaptive re-use.

[NE] should not be paying for farmers to prepare their buildings for conversion: 'Repair cowsheds for cows.' (NE staff)

Feels where possible restoration should engineer out the potential for conversion to housing and sealed building types of use. Seen a number of ESA projects converted to holiday cottages. (NE staff)

Thinks that HTB should focus on restoring buildings to provide environmental benefit. Environmental Stewardship is based on the income forgone principle which means the agreement holder should not profit from the investment... Another problem with the adaptation of buildings is that the level of intervention required to meet building regulations damages the historic interest of the building. (NE staff)

Some buildings need to be conserved for historic environment benefit, 80% grant to preserve them in aspic as there is no alternative use. But many buildings are suitable for sympathetic adaptive re-use. (NE staff)

NE needs to be more pragmatic and look at incorporating socio-economic development of buildings as well as restoration. There is an alternative to conversion to housing which seals up the building and has no wildlife value.... There should be joined up thinking between environmental and economic policy... There is still the opportunity to keep the facades and roofs of adapted buildings and ensure they continue to contribute to landscape character. Internally we will have to accept that there will be change but this does not mean that we should give up on reinforcing landscape character. (NE staff)

Potential to explore ways of allowing sensitive re-use of the buildings which keeps as much of the environment value as possible but also provided an incentive for the building to be maintained in the long-term. (NE staff)

There was a risk of some of the restored buildings becoming museum piece but there is also an opportunity to help the building to come back into a use. I.e. avoiding conversion but letting the farmer use it to actually deliver his business. (NE staff)

The problem has always been the end use. For the amount that NE invests the restrictions are just too severe... The restrictions are a problem. The buildings need an economic use. Not being able to install electricity and water makes it difficult for many buildings to be used within modern farm businesses. NE needs to recognise this. (NE staff)

There are few buildings that are so significant that you can't do anything at all with them. Most buildings with careful design are capable of some intervention... The reality is that unless these buildings have a use they will not be maintained. (Conservation architect)

The use of the building at the end is not considered sufficiently... If a building does not have a use people won't spend money on looking after it and it all goes back to square one. (Conservation architect)

Basic restoration with a view to the building having a future and that will include an economic re-use, rather than being 'pickled' in the landscape... the majority of buildings will need a new type of use... A minority will need 'bells and whistles' restoration because of their sensitivity. It was about finding a new balance that will retain character rather than accepting dereliction. (Historic environment advisory body)

Medium scale intervention that allows the building to go forward even if it is via adaptive re-uses. Needs more joined up thinking. A lot of buildings are at risk from collapse and need to be maintained until a new use is found. (Historic environment advisory body)

Repairs as an enabler for adaptive re-use should not be precluded for agri-environment funding if maintaining the building in the landscape and using traditional materials etc. Need to get beyond the view that farmers should not

be helped to find a new use for the buildings if it will secure the long-term management of a building that has landscape and historic significance. There is a crossover with the Defra growth programme. Should be seen as catalyst funding to get the buildings into a self-sustaining cycle of maintenance. (Historic environment advisory body)

Potential to vary the grant rate for historic building restoration

Several stakeholders felt that there was potential to vary the grant rate for historic building restoration depending on the environmental benefits provided and the end-use of the building.

Buildings with high historic significance with no capacity for alternative use fully justify an 80% grant. But what about those important mainly in terms of their contribution to landscape character? Could they stand internal adaptation to an alternative use? In these cases should any grant be focused on ensuring the external appearance of the building contributes to landscape character in terms of material and openings? If the contribution of a building is toward landscape character would a less extensive structural repair be more appropriate than one including internal restoration of features as well? These are the types of discussions NE should lead on. (NE staff)

Some buildings demand 'bells and whistles' restoration, But you could pay less for others needing less work and which can be re-used as part of farm businesses. (Historic environment advisory body)

Period of protection

A number of stakeholders felt protection of the building should extend beyond the expiry of an agreement, particularly given the high grant rate and amounts of money spent.

Also wants to see improvements to the long-term commitment to the buildings which have received public money for restoration. NE should think about conservation covenants to secure the buildings beyond the scope of the agreement. (NE staff)

Concerned that NELMS is a five year scheme and HTB has a long delivery profile so there will not be enough time. Also what will happen to the buildings after the scheme? (NE staff)

There are good examples from woodland and forestry grants about how you tie in management once the original agreement ends. NE needs to think creatively about the long-term protection of the buildings once agreements end. (NE staff)

Stakeholders were then asked how the restoration of historic buildings could be improved. Much of the discussion centred on improvements that could be made to the existing HTB restoration project approach and covered three key issues:

- revision of the three-stage process;
- governance;

- resourcing.

Revision of the three-stage process

There was general agreement among the stakeholder interviewees that the three-stage process provided a workable framework around which to construct a future historic building restoration scheme. However, a number of revisions to each stage were suggested.

Stage 1: Applying to include HTB in a land management agreement

It was suggested that the likelihood of reduced funding being available for historic building restoration meant there would be a need to enhance the targeting procedures to maximise the environmental impacts. Enhancements included a revision of the THBRF to reflect the conservation priorities of a future scheme and the adoption of a more proactive approach from NE in the selection of buildings for repair and restoration.

Need to improve the targeting system so that we pick up those really important landscape survivals. Also the ability to pick up a range of buildings across the spectrum. (NE staff)

A good feature of the scoring system is that it can be amended to prioritise different objectives. All you have to do is change the weighting of the criteria scores. (Historic environment advisory body)

Resources are going to be tight so there should be some sort of national consistency. It would probably be easiest to have a national panel which chooses which projects should be investigated for phase 1 and go forward to phase 2 of the management plan. (NE staff)

Actively search out the better projects. Need to scope expiring HLS agreements to identify those with really important buildings on them as part of the negotiations for new agreements. HTB should be part of the profiling of expiring HLS agreements. (NE staff)

There were a lot of important buildings in need of restoration but the farmers were not aware of their importance. Felt that NE needed to be more proactive in identifying the most important buildings rather than waiting for applications to cross their desk. (Conservation architect)

Need to promote the benefits of building restoration for wildlife habitats. This should be part of any new scheme. Unsealed farmland buildings are a very important habitat for bats and farmland birds. NE should make more of this. (NE staff)

A view was also expressed that with the likelihood of reduced funding being available for historic building restoration there was a need to target specific buildings independently and that tying the item to an annual Land Management Agreement would limit the pool of potential historic building restoration projects.

There is enough of a rationale to have a stand-alone HTB scheme which targets the most significant buildings in the most significant landscape. (NE staff)

Stage 2: Completing a Management Plan to identify what work is required to restore the historic building

Stakeholder views on Stage 2 of the process frequently focused on content and purpose of the management plan. Views of stakeholders on the content of management plans were influenced by their views on the purpose of the plans. For some of the interviewees the current style of management plan was considered to be appropriate without any changes.

The ADAS evaluation recommended that conservation professionals should oversee the project. Mistakes could be made when you just had the agreement holder dealing with the builder as in the classic schemes... That's been proven to work well. There is no reason to change this going forward. Some say that it wastes money on management plans but it is required and should not be diluted. (NE staff)

The process that they work to now is effective. The management plan and having a conservation architect managing the project is very good. "That process works well and we have had some really brilliant projects on the back of it." (NE staff)

For others there was a need to ensure that management plans fully reflected the objects of the scheme and that could be achieved through the management plan brief.

Said NE had to write tighter management plan briefs to make sure conservation architects took on the multi-objective aspects. (NE staff)

Several stakeholders recommended that management plans should be tailored to the purpose of the historic building restoration project with shorter, less expensive management plans being appropriate for buildings requiring simple and straightforward works.

The preparatory work needs slimming down. Need to keep the audit trail on how decisions were made but speeding up the process. Need to use local knowledge and expertise to develop and maintain networks of competent farm advisors, architects, wildlife surveyors and builders. Need a good practice guide to show how this should work. Need to have these networks in all regions. (Historic Environment advisory body)

Thinks there is scope to have a twin track approach depending on the significance of the building. Most will not need full restoration. (Historic Environment advisory body)

There is an issue of administrative cost and burden that needs to be looked at. Some management plans don't need an extensive historical analysis because the significance of the building is known already... Should aim to complete

most projects within nine months from start to finish.... Thought that an industry had grown up around management plans and 'full blown' plans should be the exception rather than the rule. (Historic Environment advisory body)

Heavily researched sections on the history of buildings are not required for straightforward repairs. This will save time and money. (NE staff)

Another area of concern for some of the stakeholders was the need to ensure consistency and quality in management plans and it was suggested that this could be achieved through accreditation of those preparing management plans or alternatively by using a framework contract for the production of management plans.

A future scheme should use a list of accredited professionals to write the management plan and oversee restoration projects. A pre-qualification questionnaire should be developed and used to identify suitable professionals. This would enable NE to recommend professionals to its customers. (NE staff)

Suggested that AABC [Architects Accredited in Building Conservation] should be a requirement for tenders to deal with listed buildings. In fact all historic buildings should require AABC so that at least you have a standard to work with. (Conservation architect)

Rather than putting each project out to individual tender and having to deal with inexperienced architects and having to monitor their work NE should have a framework contract with a firm of architects. It would save a lot of money and resources. (NE staff)

Stage 3: Completing the work to restore the historic building

The stakeholder survey elicited very few comments from stakeholders seeking changes to Stage 3 as part of a future scheme. There was widespread agreement that the management, standard and quality of the works was good.

Governance

When asked how a future historic building restoration scheme should be governed the stakeholders, mainly but not entirely NE staff, made recommendations for what they considered would be appropriate in terms of:

- management structures;
- targeting;
- verification and auditing.

Management structures

Having a strong national delivery team and a ring-fenced budget was proposed as a means of maintaining the profile of an historic building restoration scheme at a regional level.

Strong national team to deliver at regional level required. Need to have targets going forward for each of the 14 regional teams. (Historic environment advisory body)

HTB delivery should be a nationally led project with a regional delivery model and each region has to adhere to the model. Can't be left to regional preference. (NE staff)

Essential that we have a national guide. Also important that the budgets are managed at a national level as they are at the moment and that momentum is not lost. (NE staff)

Look at the potential for taking responsibility out of local hands and put it in the hands of a national team. (NE staff)

HEAs should be senior advisors and allowed to make strategic decisions. Should be called specialists and be embedded where they need to be (not the case at the moment). (NE staff)

Helpful if prioritisation is written in from the beginning and comes down from the national delivery manager. If that comes down from high up to the local people it does concentrate their minds. Also justification for allocating staff resource. (NE staff)

A future HTB scheme needs money and should be ring-fenced. Rural heritage is still there under the proposed Leader programme. (NE staff)

Targeting

Clear target-setting was another area of best practice identified by stakeholders which they felt should be part of a future scheme.

Should have national target. Also important for local managers to engage with local stakeholders to help formulate local plans for delivery. Make sure the needs of the farming community as well as historic environment and landscape stakeholders are met. (Historic environment advisory body)

There should be clear ownership of the delivery targets for the budget. (NE staff)

Targets should be clear at all levels from the national policy to the NE advisor on the ground. (NE staff)

Verification and auditing

Some interviewees voiced the opinion that a future historic building restoration scheme should be transparent and verifiable.

Any new scheme should incorporate the best practice identified in the LAMIN on document management. There needs to be a clear audit trail which has not existed in the past. Need to be able to access all the documents relevant to a restoration project and be able to follow the decision making process. The new guidance will ensure this happens. (NE staff)

On future scheme: Has to be: transparent, auditable and user friendly both for agreement holders and NE staff. (NE staff)

Resourcing

In terms of resourcing, the stakeholder interviewees made a number of recommendations concerning:

- preparations for a new scheme;
- staff resources required for delivery;
- partnership working and budget management.

Preparations for a new scheme

In the opinion of some of the interviewees, one of the lessons learned from delivering the HTB restoration capital item was that there should be adequate preparation and lead-in time before the launch of a new scheme.

Should have appropriate lead-in period to get trained up on the new scheme. If it comes in in 2016, should be preparing delivery and being trained in delivery in 2015. So can hit the ground running. Need targets in the business plan to recognise what has to be delivered. (NE staff)

Staff resources required for delivery

There was general agreement among the NE staff interviewed concerning the staff resources required to deliver a future historic building restoration scheme. Best practice for staff resourcing at regional level was considered to be an HEA with a network of LIAs, with support from a financial administrator. It was also suggested that each region required a senior advisor post with responsibility to deliver the scheme and the LIAs should have appropriate historic building and project management training.

Need a senior advisor post in each region to champion HE. To fight your corner and disseminate information and policy. (NE staff)

Best delivery mechanism would be: HEA at the top with a network of LIAs and a dedicated budget manager. Should be rolled out as a must do not an option. It should be a national policy and regions have to operate in this way. Targets should be clear at all levels from the national policy to the NE advisor on the ground. (NE staff)

Retain committed knowledgeable staff at the local level. (NE staff)

Should have financial admin support. Need dedicated budget management expertise. Needs to be involved in the LIA network and know about HTB project processes. (NE staff)

Must build the network of historic environment advisors up again around the country. In the early years it was good but it has been eroded in recent years. Some regions have very little coverage. There needs to be an upper tier of professionals with an appropriate background in historic environment work. But also thinks there needs that second tier of trained lead advisors who have had enough training to deliver projects on the lead HEA's behalf. (NE staff)

Without having the in-house expertise within NE it is very difficult for the

advisors in the regions to be able to scrutinise the calibre of the conservation architects and surveyors. (NE staff)

Locally allocated resource is important. Skills needed to deliver an HLS agreement can have little to do with the skills required to deliver an HTB project. LIAs have to have appropriate training. Also the skill needed to manage the process (2 year capital works with 3 stages) is very different to what most LIAs are used to. Also local experience is needed to know the vernacular character of the building stock which changes so rapidly within regions. Locally specific technical knowledge is as important as regionally consistent process knowledge. (NE staff)

Partnership working and budget management

It was also suggested that there could be opportunities to develop partnership working with historic environment advisory bodies, particularly in the protected landscapes.

Scope for more partnership working. Saw potential for service-type agreements with other heritage bodies such as NPs and AONBs to deliver a broad and shallow repair strategy. Potential to build a best practice example from the experience in the East Midlands where some HTB projects were delivered in partnership with the PDNPA. Even potential through Leader groups in the new RDP. Would work for the fast-track approach. PDNPA was very good at reaching difficult-to-reach communities in the uplands. Also potential for involving local authorities in the protected landscapes. (Historic Environment advisory body)

Wherever there is expertise (NPs, LAs) it should be harnessed. Would cut down the size of management plans. (Historic Environment advisory body)

Stakeholders also mentioned the need for any future scheme to take into account the budget management requirements for historic building restoration projects, which could involve large payments and last for more than a year.

HTB projects have a long lead-in time. This means that a future scheme should have long-term budget planning built in. It can take up to a year to get a scheme off the ground and the money allocated. Staff need to have an accurate forecast of funding availability. (NE staff)

More long-term planning of budgets allowing roll-over from year to year. This would improve value for money as projects would not be included or dropped simply on short-term budget fluctuations and the significance of the building would have greater prominence in the decision making. (Conservation architect)

3.5 Appraisal

3.5.1 Effectiveness of the HLS historic building assessment process

In 2008 NE introduced a new three-stage process for the selection and delivery of HTB restoration projects:

- Stage 1, applying to include HTB in an HLS agreement;
- Stage 2, completing a Management Plan to identify what work is required to restore the historic building;
- Stage 3, completing the work to restore the historic building.

The agreement holder survey found that there was a high degree of satisfaction with the application process among agreement holders. In terms of improving the application process, some agreement holders thought the length of time it took to get to the works phase (Stage 3) was too long and the amount of paperwork and form filling could be reduced. Others did not like the uncertainty between Stages 2 and 3 of the process, where funding the restoration works was dependent on a budget review.

Set up and delivery

The stakeholder survey explored in some detail, particularly with the NE regional staff, the initial set up and delivery of the HTB capital item. The NE staff members were questioned about their experiences with managing and implementing restoration projects, how the delivery was resourced and their views on the strengths and weaknesses of the delivery process. Other stakeholders also provided views on how well the delivery process worked.

All the NE interviewees supported the use of Environmental Stewardship for the conservation of historic buildings, but all had faced challenges with implementation in the early phases, concerning:

- start-up issues and time required to become familiar with the new three-stage process;
- the duration of HTB restoration projects and budget management;
- the management and allocation of staff resources.

Stage 1: Applying to include HTB in an HLS agreement

Stage 1 of the application process consisted of five steps¹⁸:

1. Have a FEP with historic building(s) eligible for an HTB restoration project.
2. Complete HLS application or, if you are already in an HLS agreement, apply for a Capital Works Plan (CWP) to include an HTB restoration project.
3. Complete the Historic Buildings Information form and send to NE.
4. Desk-based assessment by NE HEA, or their delegate, to assess eligibility and value for money of the project.
5. If the project is suitable the NE HEA (or their delegate) visits to discuss any issues to consider requirements for a Management Plan, which is normally required for all building restorations.

¹⁸ Higher Level Stewardship: The repair and restoration of historic buildings, Applicants' Guide, v2.0, NE, Undated.

Farm Environment Plans (FEP)

The starting point for the application process should be the identification of historic buildings requiring restoration in the agreement holder's FEP which records the environmental features within a holding. This stage of the process is common to all applicants for HLS whether they intend to apply for HTB or not and the FEP is commissioned by the applicant.

Most of the historic environment data provided in the FEP is derived from local authority Historic Environment Records (HERs) rather than the field survey which is usually carried out by specialists in ecology. The lack of historic building data in HERs is a recognised problem nationally, particularly in regard to unlisted historic buildings.

The review of 35 FEPs undertaken by the FC surveyors found that these FEPs often failed to provide an accurate representation of the presence or significance of the historic built environment. In many of the FEPs consulted, the historic buildings that later became HTB restoration projects were not recorded or were simply recorded as being present as a traditional farmstead but with little, if any, analysis. In some cases this may be due to the later introduction of the HTB capital item into HLS when the FEP had already been produced or a change to the requirements of FEPs after 2008 when it was no longer required to identify individual farm buildings. The lack of detail on historic buildings is in strong contrast to most of the other environmental features that tend to be recorded in considerable detail in a FEP.

Based upon the findings of the review of FEPs, we conclude that as a baseline assessment of the environmental assets of a holding, the FEP is usually not satisfactory in terms of its coverage of historic buildings and often does not contribute to the selection of buildings for inclusion in HLS. Even if buildings are not initially considered for an HTB restoration project, the presence of a farmstead or other farm buildings, the extent of change from c.1900 which will indicate their likely significance, and their relationship to other historic environment and biodiversity features might inform their future selection or management. The agreement holder survey found that a third (34%) of respondents found their FEPs of little or no use in the application process and the stakeholder interviews with NE staff confirmed that it was common for the identification of historic buildings with potential for restoration to arise independently of the FEP, from conversations between agreement holders, agents and NE advisors.

Historic Building Information Form (HBIF)

The HBIF is submitted to NE by the agreement holder or their agent and provides information regarding the building proposed for restoration, including any previous grant aid and its planning history. The form, together with photographs submitted with it, can provide information on the building such as alterations to its fabric or condition and use by wildlife that will inform an initial assessment of the suitability of the building for HTB restoration funding. The form also provides an estimate for the costs of the works proposed.

Sixteen HBIFs were reviewed by the FC surveyors and cases were found where the cost estimates were significantly below the final cost of the completed HTB restoration project. For example, one HBIF had an estimated cost for restoration at £32,000 whilst the final projects cost were £76,000, while another had an initial estimate of £40,000 with a final cost of £140,000. It is unclear as to how relevant the estimated costs are, to the early stages of the decision-making process.

The stakeholder survey of NE regional staff found that the HBIF was often an important first step in starting negotiations with agreement holders about a potential HTB restoration project. The agreement survey also found that 60 per cent of respondents had consulted the

Applicants Guide and the majority agreed it had been helpful in deciding whether to submit the HBIF to NE. It was reported by some of the NE regional staff that it was common for submitted HBIFs to contain incomplete information but this provided NE advisors with an opportunity to find out more about the potential HTB restoration project through discussion with the agreement holders. This was confirmed in the agreement holder survey where some respondents mentioned that the information form was complicated to complete and could be off-putting and that they had discussed the application with their NE advisor prior to completing the forms. Such discussions were apparently highly valued by agreement holders. NE regional staff also said it could be difficult getting some types of agreement holder to engage with the application process, and they often needed help with the application process.

Traditional Historic Building Restoration in HLS: Assessment Criteria for Farm Buildings (THBRF)

NE utilises a scoring form (THBRF) to make an initial desk-based analysis of the likely suitability of a building or group for inclusion within the scheme. The current scoring form, developed with English Heritage and increasingly supported by Farmsteads and Landscapes Character Statements, places the emphasis on the significance of the building and the farmstead including the extent of change within the farmstead since c.1900 and the survival of fixtures and fittings or other features of interest. Additionally, the vulnerability of the building, including the urgency of the works required, is assessed as are the contribution of the farmstead to the character of the landscape, the wildlife interest and public access, both in terms of visibility in the landscape and direct access to it through, for example, educational access, and the potential for adaptive re-use. These factors carry less weight in the scoring than the significance of the farmstead/building. Where a building scores sufficiently highly in the desk assessment, the building is reassessed on site using the same form. An earlier version of the scoring form was used for some of the buildings covered in the agreement survey.

Copies of 16 THBRF forms were provided for analysis of which eight came from the West Midlands region and three regions did not provide any examples. Few sets of agreement documentation included copies of both the desk-based and on-site assessments and some of the forms provided did not indicate whether they were the desk-based assessment or the field assessment. This meant that it was not possible to examine whether, how or why the assessments changed after a site visit. In some cases the same form may have been used for both stages but it is not certain whether amendments or additional scoring seen on some forms represent the updating of the form when on site, or a change of opinion during the desk assessment.

Comparison of the scores from the THBRFs and information from the farmstead and building survey showed that the scoring system generally worked well in identifying the important characteristics of buildings and building groups. Where the THBRF was not available, the farmstead and building surveys indicate that the majority of buildings selected were correctly selected in terms of identifying the significance of the farmstead and buildings. However, there were cases where the scoring was unclear in respect of:

- survival of the farmstead as a whole;
- significance of the farmstead or the individual building;
- extent of restoration work required to safeguard and weatherproof the building;
- urgency of work at present time;
- potential for adaptation.

In one example the map provided as part of the desk assessment showed a range of farm buildings that originally formed part of a larger multi-yard group. However, the change to the remaining elements of the farmstead including conversion of some buildings and loss of others was apparently not considered – the range was taken to represent the whole farmstead.

In a small number of cases the questions relating to the extent of works required and the urgency did not seem to accord with the evidence available about the building, prior to grant aid. In at least one case it is questionable whether the building was actually eligible for HTB restoration given its state of collapse. It would appear that in some cases there was limited awareness of what is rare or representative in terms of farmstead types and buildings types, with these aspects being over-scored.

There were cases where the potential for adaptive re-use had been underestimated, shown by the following extracts from the THBRF review:

Building A: *A five bay barn with attached cow houses, cart sheds and stables was scored as having a low potential for adaptive re-use. The farmstead lay on the edge of a settlement and a detached part of the group had already been converted to residential use. Rather than having little potential for re-use, this group would appear to have the potential to form three residential units. Within the THBRF assessment, the farmstead was defined as this range of buildings only whereas the historic farmstead group also included other buildings near the farmhouse and buildings set in a detached yard area. This latter part of the group had been subject to change through residential conversion and part of the historic plan form had been removed. It is possible that there has still been less than 25 per cent loss of historic form but the conversion will almost certainly have impacted on the character and possibly the significance of the farmstead – consideration of this aspect is not evident within the assessment. The HBIF identified factors such as the roof timbers being later than the wall framing and that elements of the range of buildings have been altered to serve varying functions whereas the THBRF scored the building as ‘Original form’. Overall, a review of the scoring would suggest a reduction from the 130 points allocated to a score of between 100 and 110. Photographs taken during the farmstead and building survey suggest that this range was not of high significance.*

Building B: *A double barn range consisting of thirteen framed bays; the building clearly has capacity for alternative uses and is in an area where there are barn conversions in similar locations. Whilst the extent of change these barns had been subject to may not have been apparent at the desk assessment stage, it would have been clear at the site visit stage. The review of the scoring suggests a reduction from 147 to around 110 points.*

The stakeholder survey found the THBRF and accompanying guidance were considered to be helpful by NE regional staff in prioritising applications received from agreement holders. Some NE LIAs found the form difficult to use as they did not feel they had enough experience and training to be able to accurately interpret all the categories. It was also said that confidence in the use of THBRF had increased with experience and practice over time and that effectiveness had also increased over time.

In some regions the THBRF tended to be used as a checklist of issues to consider when assessing an application as HBIFs were often incomplete and required further investigation before a decision could be taken. Where the demand for HTB restoration projects exceeded

the available budget, the use of selection panels was seen as an effective way of choosing which applications to fund. Regional NE staff also mentioned that it was important to retain some flexibility in setting points thresholds as it allowed them to take into account regional variations in historic building character and prevented funding being focused on a limited number of high scoring building types.

Overall, the evidence suggests that THBRF is an effective tool in helping NE staff to make funding decisions, but its successful use is dependent upon adequate training to ensure NE staff members are consistent and confident in making the necessary assessments.

Stage 2: Completing a Management Plan to identify what work is required to restore the historic building

Stage 2 of the application process consists of 9 steps as follows.

1. NE HEA draws up a brief for the Management Plan for an HTB restoration project.
2. HLS agreement holder seeks quotes from 3 competent conservation architects/surveyors against the brief.
3. Consultant chosen by HLS agreement holder and the NE HEA to prepare the Management Plan.
4. Management Plan for the HTB restoration project is included in the HLS CWP.
5. HLS agreement holder engages consultant to prepare the Management Plan.
6. Consultant produces Management Plan, including Specification of Works, which is reviewed by the NE HEA and approved before quotes are sought from builders.
7. Consultant oversees tender process by builders for the approved restoration works specified in Management Plan and reports back on costs.
8. Builder's tender documents and claim for Management Plan costs are submitted to NE for approval.
9. NE approves documents and authorises claim.

Management Plans

Once a building or farmstead is accepted as being potentially suitable for capital works under HLS, the agreement holder will be asked to commission the preparation of a management plan. The production of the management plan is treated as a separate project which is funded by NE and is usually prepared in relation to a brief prepared by NE¹⁹.

When dealing with historic buildings that are considered to have significance, whether in their own right or as part of a group, for their contribution to landscape character or for wildlife, it is important that the significance and interest of the building is revealed, understood and explained clearly to those who will subsequently be working on and managing the building into the future, including those who are not historic environment specialists. The English Heritage document *Informed Conservation*²⁰ describes and discusses conservation plans and management plans. In its assessment, the key stages to a management plan are:

¹⁹ Annex 9.

²⁰ Clark, K (2001) *Informed Conservation: Understanding Historic Buildings and their Landscapes for Conservation*, English Heritage.

- understanding;
- assessment of significance;
- analysis of issues or vulnerabilities (e.g. condition survey);
- policies for retaining significance (e.g. approach to repairs and schedule of works).

These elements are clearly identified as requirements in the model brief provided by NE to the HLS agreement holder or agent (see Annex 9).

The management plan review found that a management plan may consist of a single document dealing with the historic background, significance, ecological interest, condition survey and schedule of works, or it can be represented by a series of documents produced by different specialists. The understanding and statement of significance elements of the management plans were undertaken by a variety of professionals, including conservation architects and historic building consultants/archaeologists.

Complete management plans were made available for review, for 25 HTB restoration projects. The following discussion focuses on Stages 1 and 2 of the management plan - the understanding and assessment of significance of the historic elements. Without comprehensive, detailed photographs it is not possible to re-assess the condition of the buildings at the time of the application, or the extent of works required to remedy any issues that were present.

The assessment of the 25 management plans was made using a simple three category scoring system of Good/Fair/Poor (Table 3.5.1)

Table 3.5.1 Quality of management plans in terms of understanding the historic building and statement of significance

Quality of management plan	Number of management plans
Good	9
Fair	14
Poor	2
Total	25

Nine of the management plans were classed as Good examples, in that they provide an historic background to the site, a reasonable description and analysis of the building and a clear statement of significance and so may be considered to have fully met the brief. A further 14 management plans included these elements but had limitations in either the understanding of the farmstead/building or the statement of significance. The two management plans that were classed as Poor presented very limited understanding sections and no statements of significance.

The management plan review found that the descriptions of the building sometimes lacked detail with little evidence that the author had closely examined the fabric. This is particularly important when dealing with timber-framed buildings where there is often evidence of alteration, evidence of reuse of timbers and evidence of repairs which will have varying degrees of significance. This is also the case with elements such as weatherboarding.

Building C: *The description of the building being considered for restoration mentions the presence of boarding but did not recognise that this was early, wide boarding that would be of greater significance than 20th century softwood boarding and should be retained if possible.*

A very important element of the management plan is the statement of significance. Even where there are good historic background sections and descriptions and analyses of the building, not all of the management plans in the review were able to take this understanding to develop meaningful and informative statements of significance. The statement of significance sets out what is important about the asset being considered which may relate to a variety of scales ranging from the relationship of the farmstead to its landscape, to specific elements of the fabric and small details, fixtures and fittings. The low quality of some statements of significance suggests that both the conservation architects and heritage professionals who have prepared the understanding element have had difficulty in clearly defining what it is about a building which makes it significant.

Building D: *The management plan overrates the significance of the building, judging it to be of listable quality whilst the timber-framed barn had completely lost its original roof, replaced by metal trusses, and almost 1/3rd of the wall framing had been replaced. This level of change, even for a barn of c.1600, is almost certainly going to mean that it will not retain sufficient 'special architectural or historic interest' to merit being listed as a building of national importance.*

The management plan review found that in some of the plans there was a lack of a sufficiently detailed assessment of both the building within the farmstead and the farmstead within the landscape. Given the importance of landscape character as one of the main objectives of Environmental Stewardship this failure to record, analyse and understand the importance of the farmstead group and the building within its landscape context was a serious limitation. The management plan brief specifically seeks a 'comment on the contribution of the building to the local landscape' and the provision of photographs showing the building (and so usually, the farmstead) from key viewpoints such as public rights of way is requested.

Not all buildings or farmsteads require intensive historical analysis and detailed descriptions but the management plan review found cases where the plan did not provide an adequate understanding of the asset and did not fulfil the management plan brief.

The agreement holder and stakeholder surveys provided valuable insights into the perceived effectiveness of management plans within the application process. Almost three-quarters of the surveyed agreement holders (74%) were satisfied with the management plan produced as part of their HTB restoration project. Those who were not satisfied with the management plans tended to mention the cost of the plan and/or its relevance to the restoration works. However, there was also mention of management plans that were not sufficiently detailed for the complexity of work required.

The stakeholder survey elicited a wide range of views on the preparation of management plans and their role in the restoration process. While the engagement of a conservation architect or surveyor to prepare the plan and ultimately oversee the completion of the works was seen as beneficial in providing expert input and dealing with insurance and liability issues which had proven problematic to NE in the past, it also raised a number of governance and management issues with interviewees.

The stakeholder interviews uncovered areas of tension between NE staff and conservation architects over the preparation and implementation of management plans, suggesting that there could be some lack of understanding between the two groups. To some extent this was unavoidable, given the concern of NE to achieve Environmental Stewardship objectives and the strongly-held conservation principles of conservation architects. It was suggested

that the situation could be improved by NE having more specialist architectural expertise within the organisation to help support NE advisors. Some NE advisors did not feel they had the required level of expertise and training to discuss some of the technical aspects of conservation management with conservation architects.

Stage 3 Completing the work to restore the historic building

Stage 3 of the application process consists of six steps as follows.

1. Subject to sufficient budgets, NE invites submission of second CWP for restoration of historic buildings.
2. Using the agreed management plan and three tendered quotes, the HLS agreement holder submits an application for a second CWP for Historic Buildings Restoration.
3. Approval received from NE for HTB to be included in CWP.
4. HLS agreement holder engages building contractor and re-engages Stage 2 consultant to project-manage the works and then provide interim and final certificates.
5. Submit claim(s) for payment with receipted invoices, interim or final architects certificates and the associated 'contractors valuation' of work completed.
6. NE checks claims, inspects work and authorises claim.

Quality of works

The farmstead and building survey found that overall, the repair and restoration works undertaken were almost entirely undertaken to a high standard using traditional materials (Table 3.5.2) The extent and quality of the works should thus have made a major contribution to retaining the buildings in the landscape, often markedly improving the appearance of the buildings. With a few exceptions the FC surveyors recorded that the restoration work had been carried out to a high standard and will extend the lives of the buildings restored. Where issues relating to the quality of the works have been raised, they tend to be minor and relate to specific areas of repair such as joinery repairs or guttering fixings, although in the agreement holder survey the quality of some roofing projects was raised as a concern by a small number of respondents. In those cases the conservation architect was satisfied with the work and the projects were signed off by the NE advisors.

Table 3.5.2 Quality of restoration and repairs completed for HTB restoration projects

Score	Building items	
High	78	98%
Medium	2	3%
Low	0	0%
Total	80	100%

Source: Farmstead and building survey

Evidence from the agreement holder survey suggests that most agreement holders thought that the approach to the repairs was reasonable; that the extent of the works undertaken was appropriate; and were satisfied with the results of the HTB restoration project. The stakeholder survey found that there was general satisfaction with the quality and standard of the conservation works undertaken. There were, however, issues raised relating to the timing of payments and some agreement holders mentioned serious financial difficulties, in terms of cash flow, and being able to pay builders and contractors. The stakeholder interviews also identified issues about the scheduling of payments and suggested a need for

greater use of existing procedures within NE to make staged payments over a number of months, to alleviate the cash flow problems experienced by some agreement holders.

Extent of works

The question of the NE philosophy towards conservation of the historic built environment is a relevant area for discussion and debate. The stakeholder survey recorded a perception that a grant for restoration will involve the highest standards of conservation repair using vernacular materials and traditional techniques. The farmstead and building survey found many examples where these high standards of restoration were judged to be entirely appropriate, but it can be argued that securing the benefits offered by the restoration of a building(s) could have been achieved using a different approach that would have resulted in lower expenditure and better value for money (see Section 3.5.3). In two cases, the extent of works may even be considered to have been detrimental to the historic character of the building restored. The stakeholder survey generated a lot of discussion about the appropriate balance between holding repairs and full restoration.

Evidence from the farmstead and building survey suggests that some HTB restoration projects appear to have taken a pragmatic approach and, for example, metal sheet roofs have been used which indicate that a 'full restoration' approach is not always applied to restoration projects. In some cases the documentation indicates that a fixed budget was pre-defined for the restoration of a number of buildings within a farmstead, which was to be used to produce 'maximum benefit', meaning that works focussed on resolving major structural or roofing issues and left less urgent issues to be dealt with by the agreement holder in the medium-term.

3.5.2 Effectiveness of the HTB restoration project capital item for historic building conservation

The four objectives of Environmental Stewardship for the restoration of historic buildings relate to the buildings':

- historic or architectural interest;
- contribution to the landscape character of an area;
- capacity to retain or provide habitat/nest sites for wildlife;
- accessibility to the public.

The farmstead and building survey scored the contribution of each building item to achieving the objectives of Environmental Stewardship in terms of:

- contribution to landscape character;
- significance of the farmstead group;
- significance of the building;
- wildlife;
- visibility;
- value for money.

A simple High/Medium/Low scoring system was used for each criterion. The scoring was undertaken by the lead FC surveyor based on the information collected for each building/building group. The scores of these five elements for the individual buildings/building

groups are presented in Annex 10. The distribution of scores for each criterion is presented in Table 3.5.3.

Table 3.5.3 Effectiveness scores for meeting Environmental Stewardship objectives

Score	Landscape Character		Significance: Farmstead group		Significance: Building		Wildlife		Visibility	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
High	64	80%	55	69%	38	48%	8	10%	34	43%
Medium	14	17%	16	20%	42	52%	49	61%	22	27%
Low	2	3%	0	0%	0	0%	23	29%	24	30%
N/A			9	11%						
Total	80	100%	80	100%	80	100%	80	100%	80	100%

Source: Farmstead and building survey

N/A represents buildings that did not form part of a farmstead group such as field barns and the non-agricultural buildings.

Historic and architectural interest

All the farmstead groups and building items were rated as either High or Medium in terms of their historic significance showing that the NE application process had been successful in identifying HTB restoration projects that were of historic or architectural interest. Table 3.5.4 shows that 83 per cent of the building items located within farmstead groups were either judged of High significance themselves or were within a farmstead of High significance and 45 per cent of building items were of High significance and situated within farmstead groups of High significance.

Table 3.5.4 Historic significance of building items within farmstead groups

Historic significance	Building items	
High farmstead group & building	32	45%
High farmstead group & Medium building	23	32%
Medium farmstead group & High building	4	6%
Medium farmstead group & Medium building	12	17%
Total	71	100%

Source: Farmstead and building survey

Maintaining and enhancing the historic environment appears to be an important factor influencing the decision of agreement holders to undertake an HTB restoration project. The agreement holder survey found that 79 per cent of agreement holders said that the historic environment played a very important or important role in their decision to restore their building(s) and 80 per cent thought that the restoration work had benefited the historic environment. There was also widespread agreement in the stakeholder survey that HTB restoration projects were largely successful in conserving historic significance (see section 3.4.2).

Landscape character

The farmstead and building survey found that the building items subject to HTB restoration projects made a significant contribution to landscape character with 80 per cent being rated as making a High contribution and a further 17 per cent recorded in the Medium contribution category. Only 2 building items were assessed to provide a Low contribution to landscape character (Table 3.5.5). These findings were supported by the agreement holder survey results where 78 per cent of agreement holders thought that their HTB restoration project had provided a benefit to landscape character.

Wildlife

The survey evidence suggests that wildlife is more likely to be recognised as important by NE than by agreement holders. The majority of building items repaired and restored under an HTB restoration project provided benefits for wildlife. The farmstead and building survey recorded 71 per cent of building items in the High (10%) and Medium (61%) categories (Table 3.5.5). The findings of the agreement holder survey showed that 35 per cent of agreement holders thought that their HTB restoration project had benefited wildlife. The role of HTB restoration projects in providing wildlife habitats was discussed in greater depth in some of the stakeholder interviews with NE staff. Wildlife considerations were embedded throughout the NE application process and opportunities to maintain and enhance habitat provision were taken where opportunities arose.

Visibility and accessibility

The majority of building items were visible from publicly accessible areas with 43 per cent being recorded as highly visible by the farmstead and building survey and 27 per cent in the Medium visibility category (Table 3.5.5). These findings were broadly supported by the agreement holder survey where 80 per cent of agreement holders indicated that the buildings repaired and restored under their HTB restoration project were of high or medium visibility from publicly-accessible areas. The stakeholder interviews with NE staff found that where opportunities arose, agreement holders were encouraged to provide direct public and educational access to the restored buildings and the agreement holder survey found that 40 per cent of agreement holders had made such provision for direct access.

Multiple environmental benefits

The farmstead and building survey data was also analysed to determine the multiple environmental benefits contributed by each building item. This was achieved by simply counting the number of High scores for each Environmental Stewardship objective obtained by each building item. Table 3.5.6 shows that nine out of 10 building items (92%) recorded a High score against at least one Environmental Stewardship objective and over half (55%) recorded a High score for three or more Environmental Stewardship objectives.

Table 3.5.6 Number of High scores for meeting Environmental Stewardship objectives

Number of High scores	Building items	
5	2	3%
4	12	15%
3	30	38%
2	23	29%
1	7	9%
0	6	8%
Total	80	100%

Source: Farmstead and building survey

Note: The maximum score for building items in farmstead groups was 5 and the maximum score for isolated building items was 4.

The majority of building items that are of historic and architectural interest are also visible from publicly accessible areas (Tables 3.5.7 and 8). Likewise the majority of building items that make a positive contribution to landscape character are also visible from publicly accessible areas (Table 3.5.9).

Table 3.5.7 Number of High scores for meeting Environmental Stewardship objectives

Visibility	Group significance			Total
	High	Medium	Low	
High	22	6	0	28
Medium	17	5	0	22
Low	16	5	0	21
Total	55	16	0	71

Source: Farmstead and building survey

Table 3.5.8 Number of High scores for meeting Environmental Stewardship objectives

Visibility	Building significance			Total
	High	Medium	Low	
High	17	17	0	34
Medium	7	15	0	22
Low	14	10	0	24
Total	38	42	0	80

Source: Farmstead and building survey

Table 3.5.9 Number of High scores for meeting Environmental Stewardship objectives

Visibility	Landscape Character			Total
	High	Medium	Low	
High	29	5	0	34
Medium	18	4	0	22
Low	17	5	2	24
Total	64	14	2	80

Source: Farmstead and building survey

These results suggest that with regard to achieving the objectives of Environmental Stewardship the HTB restoration option is very effective in selecting buildings that offer high potential to provide public benefit through their restoration.

3.5.3 Value for money (VfM) of HTB restoration projects

The preceding section considered the effectiveness of HTB restoration projects in meeting the objectives of Environmental Stewardship. In this section attention is focused on evaluating the VfM of HTB restoration projects in meeting Environmental Stewardship objectives. Each of the 80 building items was scored as providing High, Medium or Low VfM. The scoring was undertaken by the lead FC surveyor and was based on a review of the farmstead and building survey information and supporting documentation for each agreement, including information on the final cost of each HTB restoration project which was supplied by NE. Table 3.5.10 shows that the restoration and repair works for two-thirds of the building items (65%) were considered to provide High VfM, with a further 21 per cent providing Medium VfM.

Table 3.5.10 VfM of building items repaired and restored under HTB restoration projects

VfM Score	Building items	
High	52	65%
Medium	17	21%
Low	11	14%
Total	80	100%

Source: Farmstead and building survey

Although the VfM broadly increased with the number of High environmental benefit scores this was not always the case (Table 3.5.11). There were instances where the amount of money spent on achieving the environmental benefits was considered to be excessive and in these cases the VfM was scored as Low.

Table 3.5.11 High scoring environmental benefits for building items by VfM

ES objectives	VfM			Total
	High	Medium	Low	
5	2	0	0	2
4	11	1	0	12
3	23	6	1	30
2	13	8	2	23
1	3	1	3	7
0	0	1	5	6
Total	52	17	11	80

Source: Farmstead and building survey

Of the 11 building items in the low value for money group it was considered that seven should probably not have received funding for restoration works. The remaining five building items warranted some restoration but the extent of the works undertaken was judged in excess of the significance of the building or farmstead and offering limited public benefit for the expenditure – these 11 building items represent combined spending of just over £900,000.

Within the medium effectiveness categories there are also some building items where the assessment considered that the extent of works undertaken had diminished the value for money of a scheme that was otherwise appropriate. A different approach to these building items which resulted in fewer, or less extensive, works would probably have resulted in them being rated as high VfM.

Case studies

The following series of case studies provide examples of highly successful HTB restoration projects; projects where the decision to include the building in HLS is considered appropriate but there is some doubt as to whether the extent of works undertaken offered the most effective solution or VfM; and projects where the appropriateness of the inclusion of the building for restoration is questionable. The aim of these case studies is to provide tangible examples to illustrate some of the key issues and evaluative judgements already discussed in this report.

The first group of case studies (Case studies 1-5) show how effective Environmental Stewardship can be for the conservation of historic buildings.

Case study 1: A rare example of a former cruck-framed farmhouse. £50-100K

The house had been relegated to a store in the mid-20th century when a new farmhouse was built. The farmstead is located within a small village, the former house standing alongside the village street, and surrounded by earthworks of abandoned medieval properties and the former parish church. It represents a largely unmodernised example of the type of house farmers in the area would have occupied during the 16th and 17th centuries. The restored house can now be compared to examples of houses that have been rebuilt within some of the open air museums that can be found across the country. Importantly, it is to become an educational base as an out-reach centre where it can accommodate school visits to teach children about the historic environment. The agreement holder also welcomes groups and other visitors to the property. The rarity and significance of this building, recently upgraded to II*, together with its strong contribution to the character of the settlement and landscape and the educational access that has been arranged, means that a clear and substantial public benefit has been achieved through the restoration.

Case study 2: 19th century courtyard group in a highly significant landscape. £50-100k

This highly successful HTB restoration project was undertaken on a farmstead group located within a National Park and, of particular importance, within the setting of a major scheduled monument. The farmstead is a prominent feature in the landscape, located on a ridge and clearly visible from a nearby main road and a major long distance footpath which runs alongside the farmstead. The 19th century farm buildings are not listed although the farmhouse is listed Grade II. Given the importance of the landscape for tourism, the retention of the farm buildings in a condition whereby they can continue to serve a useful function for the farming business is a highly positive outcome. According to the agreement holder, the condition of the buildings meant that if restoration was not possible, the alternative would have been to replace them with a modern shed if farming was to continue on that site. A large modern shed in this location would have undoubtedly been harmful to the landscape.

Case study 3: Model dairy. £100-200k

The group of 1930s model dairy buildings subject to restoration stand within a National Park and what was a small farmstead group c.1900 which is little altered other than the addition of the dairy and so rated as High significance, and within a landscape where, apart from the use of the materials, most of the buildings of the dairy would not be regarded as characteristic of that area. There is also limited visibility of the building from publicly accessible areas although there are views from distant open access land areas. However, this model dairy is one of only two thought to survive (and the second example believed to exist has not been located) and so it is an extremely rare example of its type and is representative of improvements made to dairies and milking parlours in the years between the two world wars. As such a rare example it was appropriate for the building to be restored with the use of an HTB grant on the basis of the significance of the building alone. The building is not listed although it is considered that it should have been put forward for listing to officially recognise the importance of this early 20th century dairy unit.

Case study 4: Field barn. £<50k

This field barn stands in a landscape of field barns but is considered to have been a suitable candidate for restoration due to its position set c.200m from the edge of a village and close to a well-used footpath meaning that it is a highly visible element of the landscape in both the approach to and exit from the village, itself a conservation area with many listed buildings. As a common 19th century building type that has lost part of its cattle stalls, it is a building of medium significance. However, because of its visibility, contribution to landscape character and as it forms an important element in the setting of the conservation area, the restoration of this barn represents high public benefit and value for money. A minor criticism with this restoration project relates to the complete replacement of the loft above the shippon – this was an unnecessary expense.

In the following cases, some of the building items in the farmstead and building survey were clearly in need of structural works to ensure that they continue to contribute to the character of the landscape and to preserve important elements of the historic built environment, but it was judged that greater expenditure was made than was perhaps justified (Case studies 5-9).

Case study 5: Farmstead group including shelter sheds. £100-200k

This farmstead has a large, listed barn with shelter sheds and a former cart shed/granary later extended and altered to form a stable and workshop. The agreement related to the shelter sheds, the cart shed/granary and attached pigsties. The cart shed/granary is an important building, its significance is identified in the management plan although it is not listed and the works to this structure are appropriate. However, the shelter sheds and pigsties are buildings of lesser importance and most of their slate roofs had been replaced with sheet metal. The condition of the buildings meant that substantial replacement of wall and roof timbers was required to be able to support the new slate roof. Whilst the shelter shed range contributes to the setting of a barn and the character of the farmstead group as seen from publicly accessible areas, the level of repair and use of new slate roofing is considered to have been excessive given the relatively limited significance of the buildings. Whilst the intention to retain the shelter shed and pigsties is believed to have been correct, this could have been achieved for a much lower cost and for a similar public benefit with the use of corrugated metal sheeting which would have required a lower intervention to the fabric of the buildings to support it.

Case studies 6 and 7 were the highest value restorations in the agreement survey. Whilst justification for works on both of these groups can be justified, the extent of works and level of expense raise questions as to whether they provide value for money. Additionally, the potential economic use of these stables is considered to be an issue.

Case study 6: Coach house and stables. £300-400k

The stable and coach house group was historically associated with a now lost country house and is attributed to a notable architect and is listed Grade II. Whilst a building group of national importance, the stables have no public access and have low visibility in the landscape. The former parkland setting has also been lost. The restoration grant of £400,000 has resulted in a set of buildings that are in excellent order and have potential to

accept new, economically viable uses – the agreement holder stated that he would be renting out stabling. The project included the reinstatement of historic stable partitions which had been taken out and stored on site and also included the replacement of metal sheet roofing with new slate and extensive repair and replacement of windows and doors. The resultant restoration is of very high quality but, given the very large expenditure, the extent of public benefit and value for money is questionable.

Case study 7: Stud farm. £300-400k

The stud farm restoration was also a high value restoration which was proposed to be undertaken in a phased programme but was initially refused for inclusion in an HLS scheme. However, NE subsequently approached the agreement holder with an offer to fund the whole of the restoration in one phase, provided the project was completed within a tight timescale. The impression of the agreement holder was that the regional team had an under-spend and needed to clear the money out before the end of the financial year. Given that the buildings were initially refused, it is difficult to see any other reason why there should have been such a major, unprompted, revision of the decision. Unfortunately, the supporting documentation to illustrate how the decision-making process worked was not available to the evaluators. This case also raises an issue relating to the subsequent use of the buildings. Within the group are two cottages and a coach house which has some residential accommodation. These elements are being restored privately to provide rentable accommodation which will be offered with stabling as part of the let. The restored stables, which have no significant historic fittings which might preclude their use for stabling today, offer the opportunity to be used as a livery yard. The impression gained from the field survey is that the group has good income potential, restored largely at public expense when the financial viability of future uses should have been explored.

This scheme also included elements such as lining the tank of the water tower with a new fibreglass lining although this is not needed to provide water to the yard, and the restoration of a nearby reed bed. Whilst the group is an unusual example of a stud farm built c.1870, it is simply a group of three ranges of loose boxes, a water tower and former engine house (the steam engine has been removed), a coach house and two cottages. The group is historically associated with a large house and park but this in itself does not seem to justify the level of grant provided.

Case study 8: Threshing barn. £100-200k

This barn is a characteristic large timber-framed aisled barn, listed Grade II which stands within a farmstead that is probably of High significance in terms of the limited change to plan form since c.1900. The barn is on the site of a medieval monastic house but it is not visible in the landscape from publicly accessible areas. There is no doubt that there were justifiable repairs required on the plinth (although this work did not appear to be urgent as it was classed as work to be undertaken within 1-2 years in the condition survey), to the timber frame and that the corrugated tin roof was needing repair with some replacement. Initial estimates for the complete replacement of the tin with peg tiles was considered too expensive for the agreement holder and so it was decided to tile half of the barn, the remainder staying covered in the existing metal sheeting. The only element of the documentation not available was the THBRF and so how this building scored in relation to factors such as alternative uses cannot be assessed. However, the HBIF makes it clear that this barn has previously had planning consent to convert to residential use. Although this

consent has lapsed, the principle of conversion has been accepted and unless there is a major change in the understanding of significance, it would be difficult for the planning authority to resist a future application for conversion once the HLS agreement period is over. Ensuring the structural stability of the building may be regarded as reasonable but the partial re-tiling was excessive, and actually reduces the quality of the appearance of the barn. At worst it may be argued that this grant subsidised the purchase of a substantial part of the new tiling required for the roof of a future residential conversion and, unless there was such a large conservation deficit that would have prevented a conversion being viable in the future, the structural repairs may also be seen as a subsidy of a future commercial development project. This raises doubts as to whether this building should have been in receipt of any public funding. The public benefit of this agreement is therefore limited.

Case study 9: Barn/possible former farmhouse/cow house, linhay and cart shed. £100-200k

This group of connected buildings stands in an isolated position and represents the site of a former farmstead and possibly a deserted hamlet. Partly constructed in cob and part stone, the building was in very poor condition and had a corrugated metal sheet roof, part of which was missing, and the linhay to the rear had largely collapsed. The building is not listed but is clearly of archaeological interest and works to ensure its preservation were entirely justified. However, it is questionable whether the extensive restoration that has been undertaken was appropriate. The metal sheet roof has been replaced by thatch and Cornish slate, the linhay has been rebuilt with a completely new roof structure, the roof of the barn has completely new rafters and all missing doors and windows have been replaced. The cob of the walls was formerly exposed but has now been rendered and whitewashed which has had a significant, and possibly detrimental, impact upon the character of the building. The building cannot be seen in the landscape from any publicly accessible areas and does not form part of a larger farmstead group. Whilst it has locally characteristic elements and use of materials, the works undertaken appear to represent over-restoration and go beyond the basic need to preserve the interest of the building. They therefore do not offer value for money.

A small number of buildings surveyed in this project have raised doubts as to whether they should have been allowed into HLS for restoration.

Case study 10: Cart shed/granary £50-100k

This is a three bay cart shed with a granary over had partly collapsed at the time negotiation about the inclusion of the building in HLS started, but there was further collapse before the grant was agreed, leaving only one bay standing. The building is within the curtilage of the listed farmhouse but is not visible from any publicly accessible areas. Although the farmstead is largely unchanged from its late 19th century form and so scored as High significance, the buildings of the group are not significant examples, reducing the interest of the farmstead. Unfortunately, there is an incomplete set of records for this project and so it is difficult to be certain as to the extent of timber replacement that was required but from the photographs of the collapsed building that were supplied, it is likely that there has been considerable replacement of rafters, granary floor and possibly a large proportion of the structural framing. The NE scoring for this assessed that 'substantial work' was required whereas in reality 'extensive rebuilding/structural work' was required – which would have identified the building as being potentially ineligible. However, if this rebuilding was

predominantly using the historic timbers then it may be argued that the interest of the building was retained. The likely extent of replacement timber reduces the significance of the building – its appearance is now comparable to a new timber-framed garage, rather than a historic building - and its limited visibility means that this project offers low public benefit and was poor value for money.

Case study 11: Threshing barn. £100-200k

This c.1600 timber-framed barn of seven bays with a later hay barn addition of six bays. The earlier element has completely lost its historic roof timbers which have been replaced by metal roof trusses. A large part of the original wall framing has also been replaced which, together with the loss of the roof, means that the significance of the building has been substantially reduced. Part of the cost of the project appears to have been spent on re-roofing pantile roofs of lean-to structures of limited interest with new tiles. Given that this large building must be considered as having a high potential for conversion to alternative uses, the expenditure on a building of limited significance is considered to represent poor value for money. It is questionable whether the extent of change, limited significance and capacity to accept new uses mean that this barn should have been accepted into HLS for restoration.

Case study 12: Cart shed and cow house/granary. £100-200k

The cart shed and cow house/granary form part of a once large, E-plan farmstead. Around 50% of the historic form of the farmstead has been lost and the remaining elements are unlisted although they are curtilage to the listed farmhouse. The farmstead stands in an isolated position, screened by shelter belts to three sides and with very limited visual accessibility on the fourth side, partly due to the presence of large modern sheds which obscure most of the traditional range. The re-roofing of these elements within HTB with new pantiles and the rebuilding of an area of walling previously repaired with blockwork are high quality work but they offer minimal public benefit – the building and farmstead are of no more than medium significance, the loss of a large part of the farmstead reduces its contribution to landscape character and there is low visibility of the group from publicly accessible areas. This agreement represents poor value for money.

Case study 13: Field barn. £50-100k

Field barns are rarely highly significant buildings in their own right – their importance is largely related to their contribution to landscape character, often within highly significant landscapes such as National Parks and Areas of Outstanding Natural Beauty. This example required extensive structural repairs to reinstate a section of the masonry wall that had collapsed and re-roofing and was a relatively expensive restoration compared to the field barn in Case Study 4, above. Unlike that barn, this building is located in a position where it is barely visible from publicly accessible areas and so makes a limited contribution to landscape character. Discussion with the agreement holder, who owns other field barns, seemed to indicate that the remote position compared to the other barns in his ownership was an important factor in the decision to fund the restoration – the position of this barn means that there is little possibility of it being converted, whereas there is better access to the other barns. The restoration here offers poor value for money or public benefit. The

condition of the other two barns on this holding was considered by the NE HEA to not merit restoration but with holes in the roofs of both buildings, it is considered that they could have been entered into HTB restoration – the structural condition of these two buildings could have been secured for a fraction of the cost of the restoration, and arguably provided a better-long term public benefit.

3.5.4 Additionality and direct value for money: From the agreement holder's perspective

Through the agreement holder survey, an attempt was made to estimate the economic impacts of HTB restoration projects on the agreement holder's business and the local economy. In assessing the economic impacts of the HTB restoration projects the first task was to identify the additionality of the grant, in other words what would have happened anyway in the absence of the HTB restoration project (deadweight) and the extent to which benefits could be attributed to the restoration project, as opposed to other grants or funding sources (attribution).

The agreement holder survey found that none of the buildings would have been restored to the same standard without the HTB restoration grant, implying a potential deadweight of zero. However eight per cent of agreement holders reported that their buildings would still have been restored, albeit to a lower standard. It is therefore estimated that 92 per cent of reported economic impacts arising through HTB building restoration grants can be regarded as additional, before taking into account any attribution effects.

Questions around attribution were approached in two ways. Agreement holders were asked to report whether they had received grants from other sources to help restore buildings. Although 22 per cent of agreement holders had received some form of grant in the past, only 10% had received funds to assist with building restoration for other buildings on the holding. When asked further about the extent to which observed improvements through building restoration were down to the HTB restoration project scheme and not to other sources, 90 per cent perceived benefits that could be attributed directly to the scheme.

On this basis, deadweight before attribution of 92 per cent should be moderated down to 83% (0.92×0.9) in order to account for the effects of attribution. In other words, in terms of value for money and economic impacts, 83 per cent of benefits arising through HTB restoration grants in the survey can be regarded as additional the agreements surveyed and based upon the agreement holders' own assessment of the impact of the scheme.

Impacts on building use and the farm business

Prior to receipt of the restoration grant, the majority of buildings were reported as used principally for general storage, livestock or machinery. A total of 62 per cent of surveyed agreement holders reported buildings that had an enhanced use as a result of being restored, with enhanced uses including further storage, and improved and additional livestock housing.

Five (10%) agreement holders had plans for buildings following the end of the agreement period, including an office conversion, cider making and associated visitor facilities and the provision of sympathetic accommodation. Agreement holders were also conscious of the role of the restored buildings in raising the profile of the landscape for visitors.

When asked about the direct and indirect benefits to the farm business as a result of the HTB restoration projects, agreement holders again highlighted expanded and more efficient storage as being a major benefit with one planning a stable and another a new lambing

facility. The cost savings associated with not having to erect a new building in place of the restored building was also noted, although it is not possible to estimate the value of this to the economy, on the basis of the available data.

Impacts on the local economy

Agreement holders were asked whether they had contracted out any work in restoring the buildings, and if they had taken on any additional employees to carry out restoration projects. In both cases, they were also asked to indicate whether contractors or employees were based within a 30 minute drive of the farm, a 60 minute drive or were located further afield.

Given the extensive nature of the restoration work, all agreement holders reported having to contract out some of the work, with two-thirds of contractors (68%) reported to have been located within a 30 minute drive of the farm. Only one agreement holder had taken on additional employees to assist with restoration projects, but in that case the employee resided outside the 30 minute drive time.

Table 3.5.12 Income effects: Estimate of HTB restoration grants

Direct effects	£	% local / Additional	Total Injection
HTB restoration grant**	5.1m	0.68	3.47m
Additional injection		0.83	2.88m
Indirect effects			
Round 2	2.88m	0.52*	1.5m
Round 3 and subsequent		0.27*	910,000
Total Indirect effects			2.41m
Induced effects		0.39*	940,000
Total Income effects			3.3m
Income multiplier			1.15
	£		
HTB restoration grant (Pop Est)	34m		
Total generated for local economies through HTB restoration grants	39m		

*Drawn from farm building restoration estimates in Courtney et al 2005

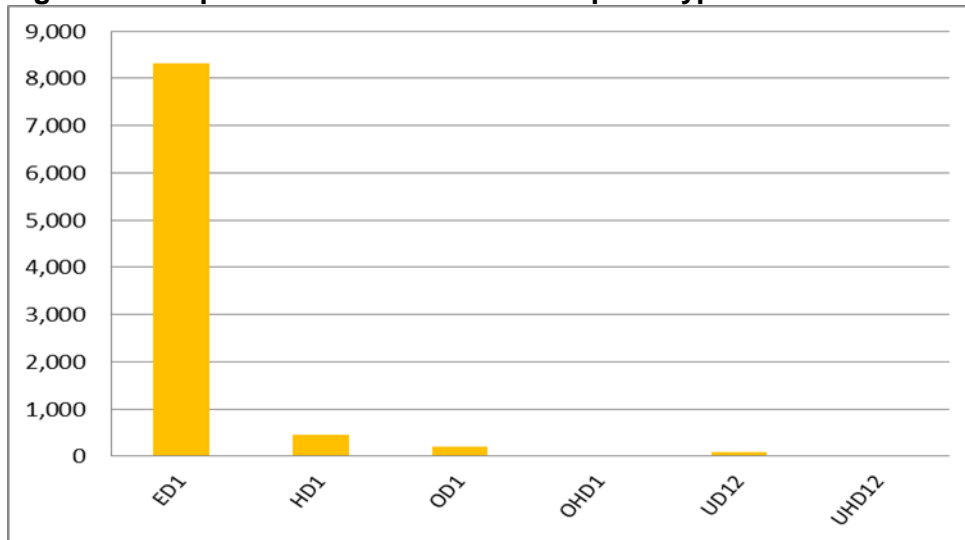
** Important to note the survey sample was not statistically representative of the broader population.

4 MAINTENANCE OF WEATHERPROOF TRADITIONAL FARM BUILDINGS

4.1 Maintenance of weatherproof traditional farm buildings option uptake

The D1/D12 option, here after known as the TFB building maintenance option, has proved popular with agreement holders and by December 2013 there were 9,304 agreements (19% of all entry level agreements) with the option, although only 257 agreements (3%) contained UD12 (Figure 4.1.1).

Figure 4.1.1 Uptake of TFB maintenance option types

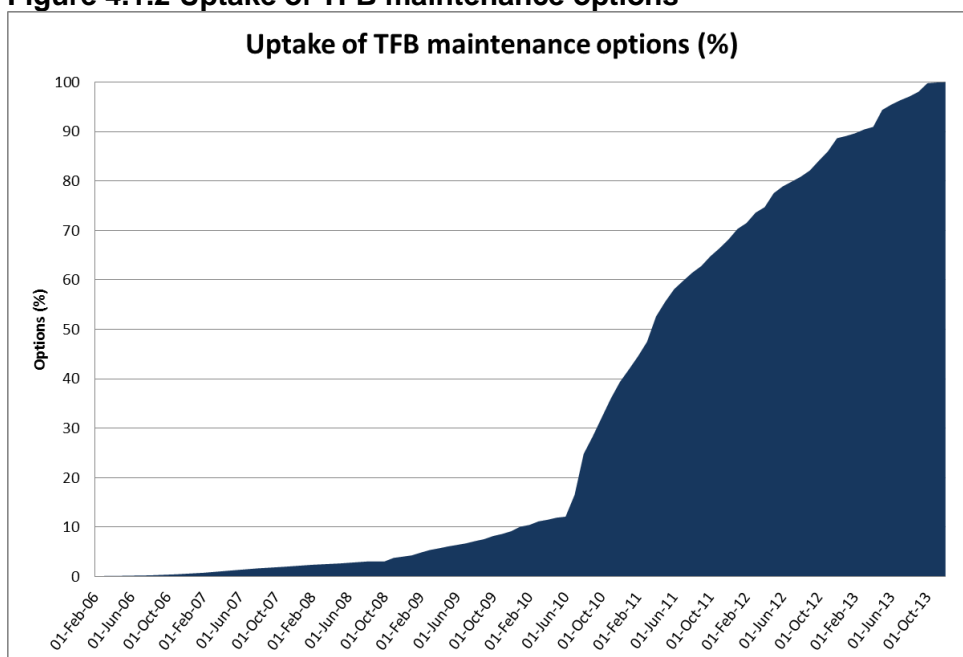


Source: NE TFB maintenance option database

The uptake of the building maintenance option experienced a dramatic increase in 2010 (Figure 4.1.2). It was suggested in stakeholder interviews with NE regional and national staff that this increase was partially influenced by the Environmental Stewardship Training and Information Programme (ETIP) which reemphasised the environmental benefits of maintaining weatherproof TFBs. It was suggested that some agreement holders had chosen the building maintenance option as a replacement for management plan options that had been dropped from the scheme around this time.

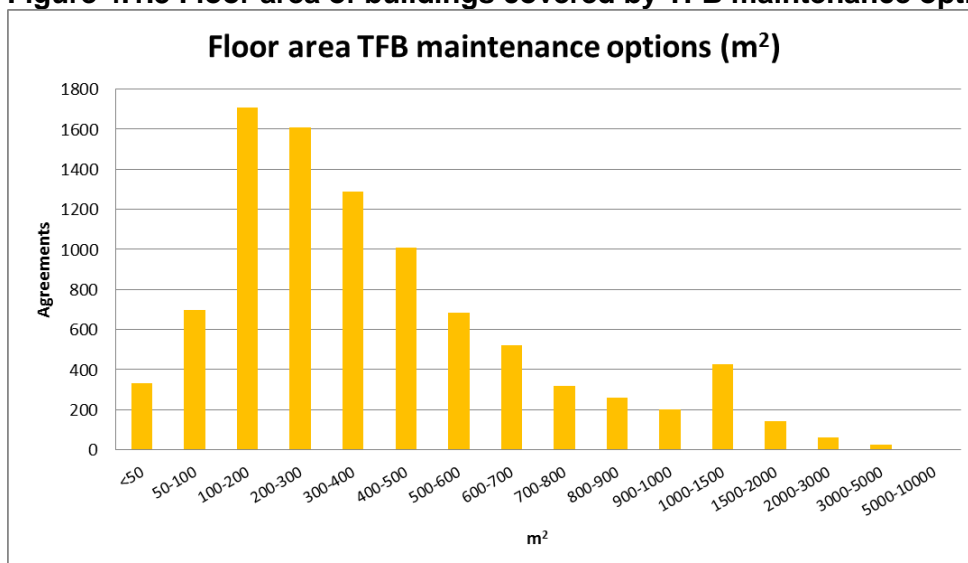
The mean floor area per agreement was 436m² with the largest agreement containing 9,421m² and the smallest recorded area 1m². The distribution of FTB maintenance option agreements by area is presented in Figure 4.1.3 and shows that 60 per cent of TFB maintenance options covered less than 400m².

Figure 4.1.2 Uptake of TFB maintenance options



Source: NE TFB maintenance option database

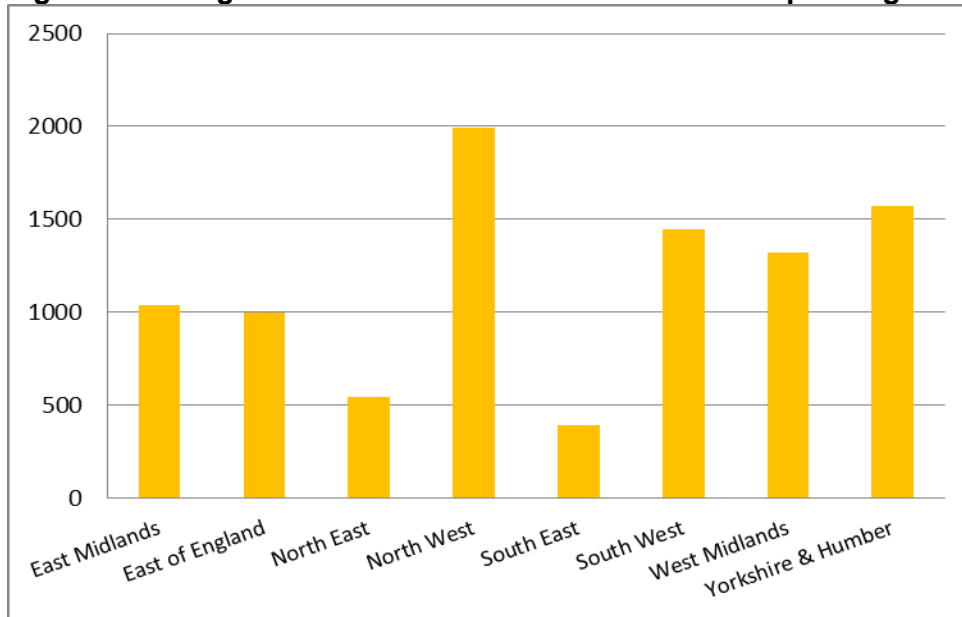
Figure 4.1.3 Floor area of buildings covered by TFB maintenance options



Source: NE TFB maintenance option database

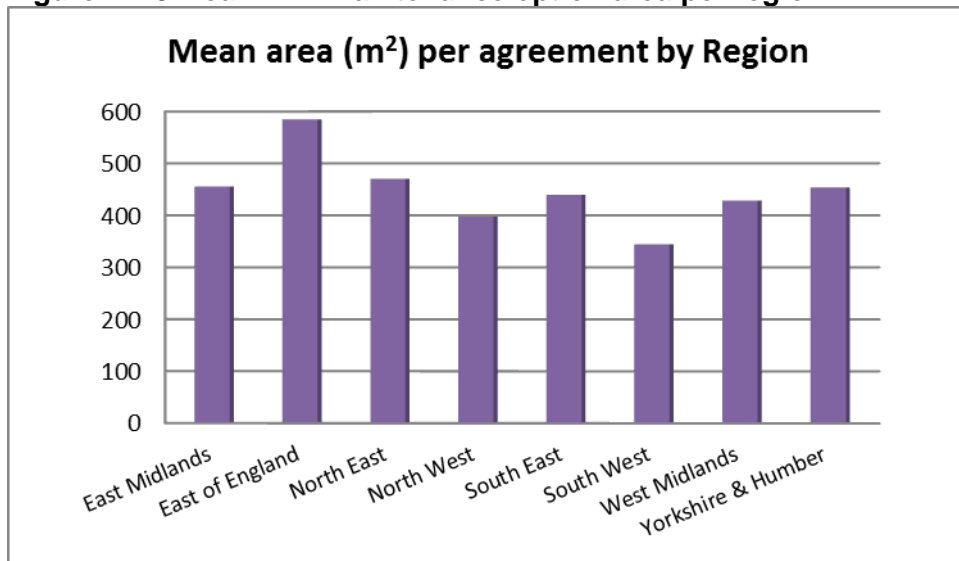
Figure 4.1.4 shows that there was an uneven regional distribution of TFB maintenance option agreements with the North West having the highest uptake (1,995) and the South East (389) and North East (543) the lowest. The mean number of agreements per region was 1,163. There was a more even regional distribution according to mean size of agreement (m²) (Figure 4.1.5).

Figure 4.1.4 Regional distribution of TFB maintenance option agreements



Source: NE TFB maintenance option database

Figure 4.1.5 Mean TFB maintenance option area per region



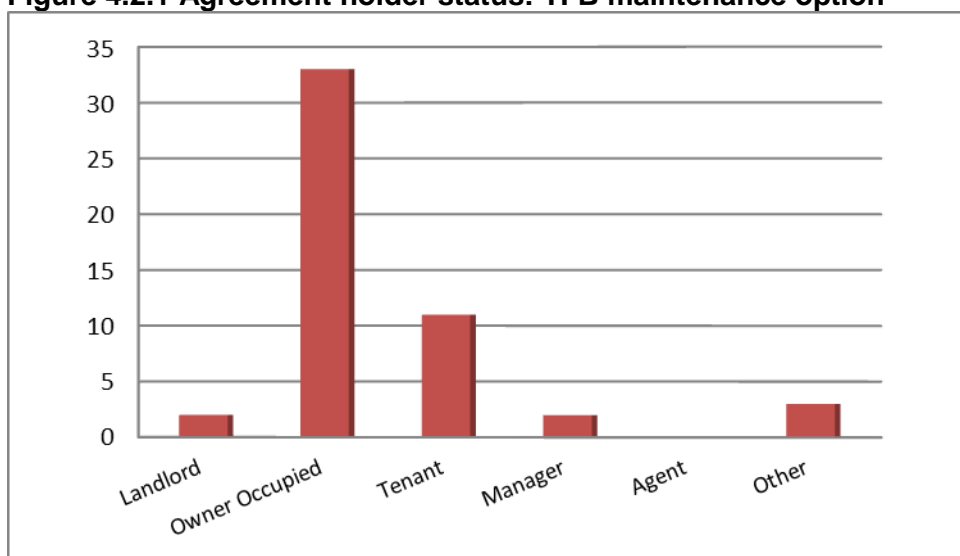
Source: NE TFB maintenance option database

4.2 Agreement holder survey

4.2.1 Agreement holder details

Face-to-face interviews were held with 51 agreement holders and the majority had either owner-occupied (33) or tenanted farms (11) (Figure 4.2.1). All the agreement holders were able to identify the location of the buildings included under the TFB maintenance option, although some needed to be prompted by being shown a copy of their ELS/OELS/HLS Options Map.

Figure 4.2.1 Agreement holder status: TFB maintenance option

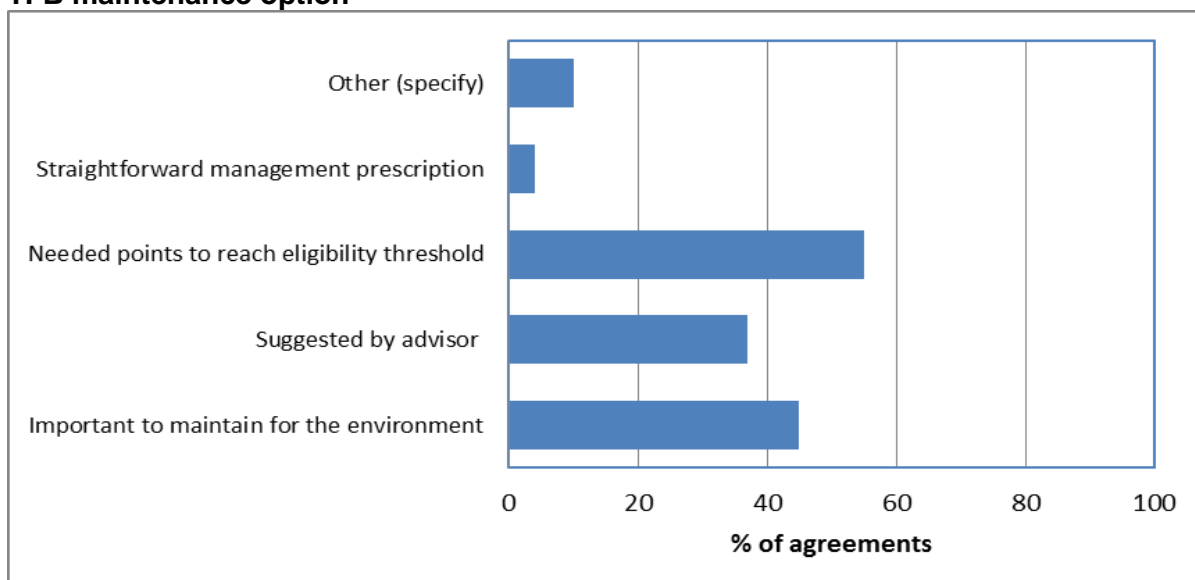


Source: Agreement holder survey

4.2.2 Application process

Respondents to the agreement holder survey gave a number of reasons for entering buildings under the TFB maintenance option (Figure 4.2.2). Instrumental reasons were common and just over half the respondents (55%) said that they had chosen the option because they needed the points to reach the scheme eligibility threshold. It was also reported that the building maintenance option was a means of gaining points without taking land out of production and that it helped to maintain functional buildings that were in agricultural use.

Figure 4.2.2 Reasons given by agreement holders for entering buildings under the TFB maintenance option



Source: Agreement holder survey

The survey also uncovered a range of intrinsic reasons for maintaining TFBs with 45 per cent of agreement holders giving one or more environmental reasons for selecting the option.

Unused buildings needed maintaining or they would deteriorate. Later said that he was interested in historic buildings and had a book on them (Brunskill) and had been on an ~~~~ CC historic building course and knew about the Society for the Protection of Ancient Buildings.

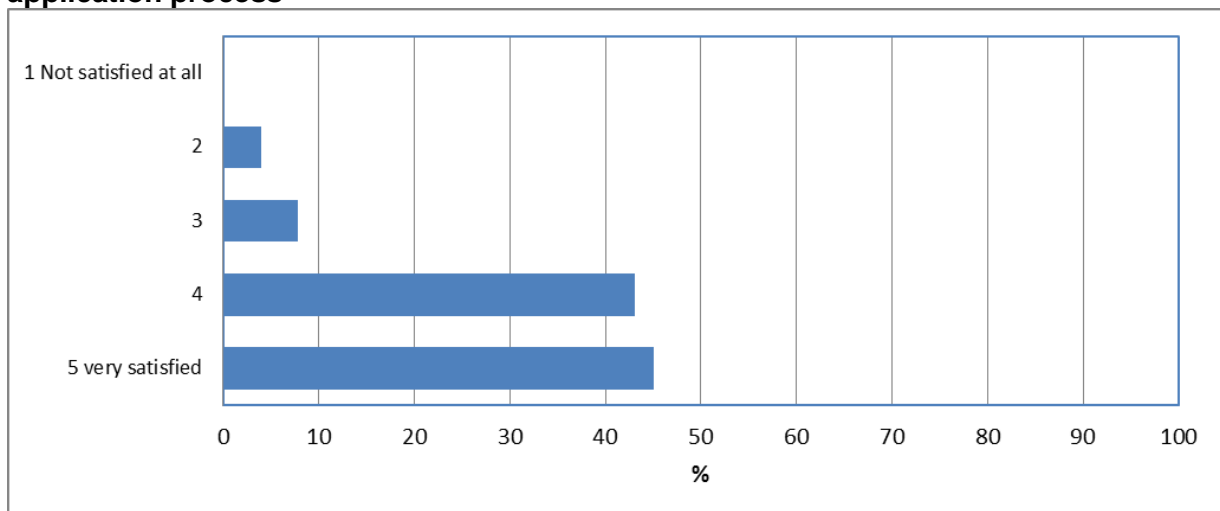
Agreement holder said field barns are worth preserving both as an asset to the countryside and to the business.

Said they were redundant and a pity to see them go. Listed buildings chosen as most important.

Wanted funds through ELS for repair and wanted to conserve wildlife.

Agreement holders reported that the application process relating to the building maintenance option was generally straightforward and issue-free. The information provided by Natural England was considered sufficient to allow them to make a decision about the option (86%) and few (8%) thought that additional help would have been useful. Nine out of 10 agreement holders (88%) were either satisfied or very satisfied with the application process (Figure 4.2.3) and 90 per cent said that having been through the application process they would choose the building maintenance option again.

Figure 4.2.3 Agreement holder satisfaction with the TFB maintenance option application process



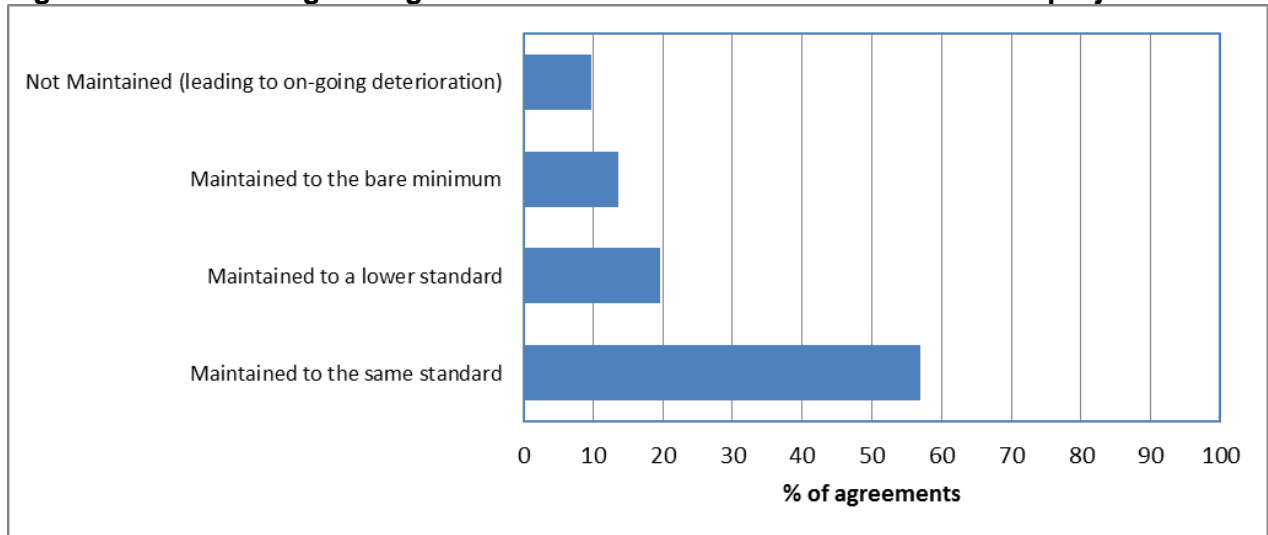
Source: Agreement holder survey

4.2.3 Management of buildings covered by TFB maintenance options

Compliance with Environmental Stewardship prescriptions on building use was widespread with 92 per cent of agreement holders reporting buildings in agricultural use, mainly general storage, and eight per cent having unused buildings. However, four agreement holders (8%) said that they had plans for their buildings that involved a change of use at the end of the Environmental Stewardship agreement period. Three agreement holders reported they were considering conversion to residential use while another was exploring the potential of adapting a building as a workshop for special-needs children.

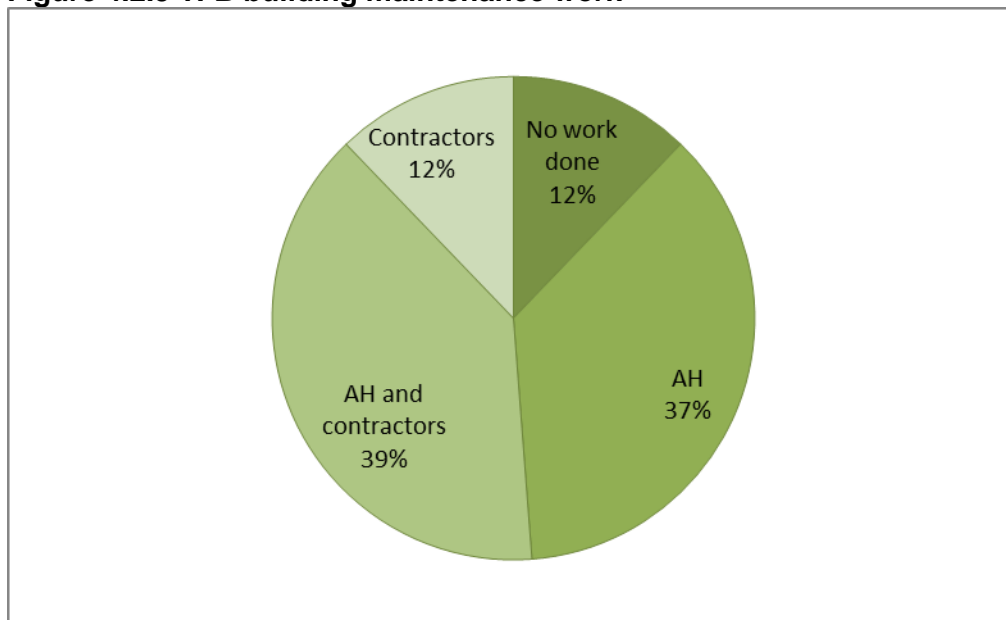
To help determine the effectiveness of the building maintenance option, agreement holders were asked what would have happened to the condition of the buildings if the building maintenance option had not been selected (Figure 4.2.4). Over half the respondents (57%) said that the buildings would be maintained to the same standard. This also means, however, that 43 per cent of agreement holders said they would undertake less maintenance work if the buildings were not covered by the option. 88 per cent of agreement holders reported that they had undertaken some maintenance work (Figure 4.2.5).

Figure 4.2.4 7 Building management in the absence of the HTB restoration project



Source: Agreement holder survey

Figure 4.2.5 TFB building maintenance work



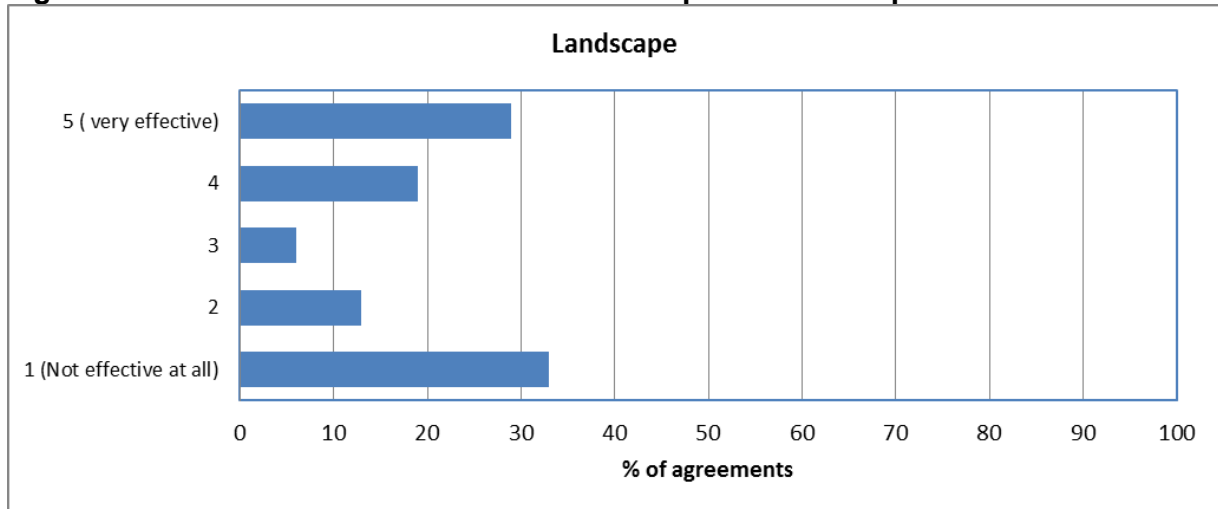
Source: Agreement holder survey

4.2.4 Benefits resulting from TFB maintenance options

The agreement holder survey found that respondents thought the building maintenance option had been most effective in terms of its contribution to landscape character and the historic environment (Table 4.2.6, 7 & 8). Agreement holders tended to rank the option's effectiveness in contributing to wildlife lower than landscape and the historic environment.

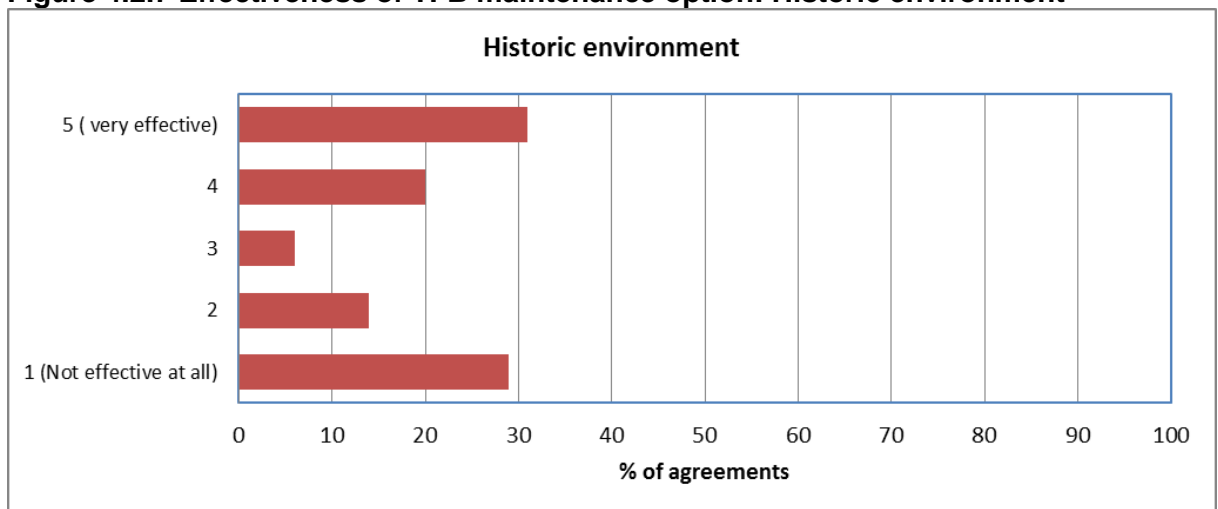
When asked what environmental benefits the building maintenance option had delivered landscape (51%) and historic environment (47%) were most often mentioned compared to wildlife (18%) (Table 4.2.9).

Figure 4.2.6 Effectiveness of TFB maintenance option: Landscape



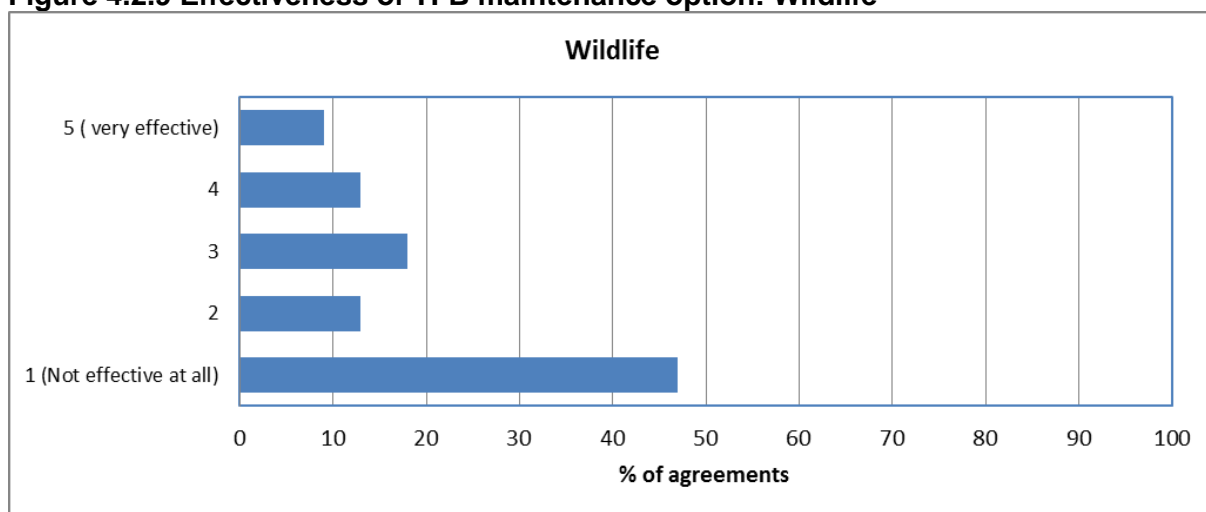
Source: Agreement holder survey

Figure 4.2.7 Effectiveness of TFB maintenance option: Historic environment



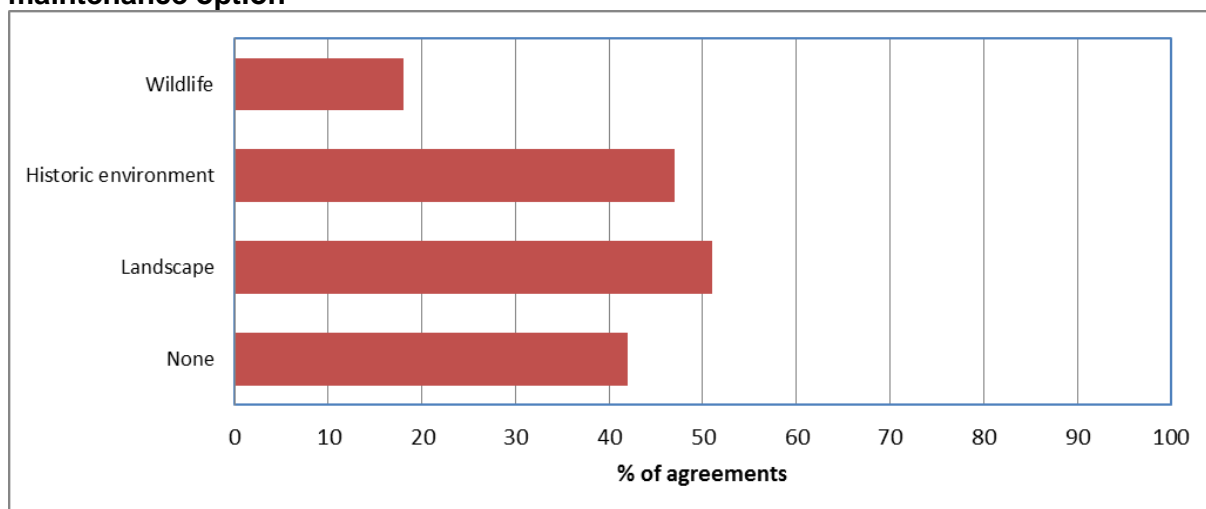
Source: Agreement holder survey

Figure 4.2.9 Effectiveness of TFB maintenance option: Wildlife



Source: Agreement holder survey

Figure 4.2.9 Benefits noticed by agreement holders resulting from the TFB maintenance option



Source: Agreement holder survey

4.3 Farmstead and building survey

4.3.1 Building items

The TFB maintenance option is part of the entry level elements of Environmental Stewardship and its success relies on agreement holders, or their agents, correctly identifying TFBs to include as part of their agreement and compliance with the option prescription to maintain the buildings in a weatherproof condition. The farmstead and building survey was used to determine both the type and condition of the building items covered by the TFB maintenance option.

The farmstead and building survey was carried out for 51 agreements with the TFB maintenance option. In total 196 building items were surveyed and recorded (Table 4.3.1).

Table 4.3.1 Number of building items surveyed by region

Region	No. Agreements	No. Items
East Midlands	5	44
East of England	9	29
North East	7	32
North West	6	13
South East	7	27
South West	6	17
West Midlands	4	17
Yorkshire & Humber	7	17
England total	51	196

Source: Farmstead and building survey

All the buildings items included under the TFB maintenance option were considered by the FC surveyors to fulfil the requirement of being TFBs in that they were constructed before 1940 for a use associated with agriculture, and built with traditional methods and materials such as timber, brick, stone, tile and slate.

The most frequent building types recorded were barns, cow houses/shelter sheds and stables (Table 4.3.2).

Table 4.3.2 Number of building items surveyed by building type

Building type	Number of items
Barn (inc. combination and bank barns)	36
Boiling house	1
Cart shed	15
Cider house	1
Coach house	1
Combination range	3
Covered yard	2
Cow house/shelter shed/hemmel/linhay	38
Dairy	4
Field barn	14
Granary	8
Group (mixed uses)	4
Hay barn	1
Hop kiln/Oast house	1
Horse engine house	2
Mill	1
Pigsty	3
Shed/store	10
Stable	38
Uncertain	13
Total	196

Source: Farmstead and building survey

4.3.2 Designations

In total 51 building items (26%) were identified as statutorily listed. Seventeen items were listed Grade II with the remaining 34 items being located within the curtilage of another listed building, usually a farmhouse.

4.3.3 Condition

The condition of the buildings was recorded using the NE condition scoring methodology (see Annex 11). Table 4.3.3 shows that one-third of building items (33%) were in good condition at the time of the farmstead and building survey.

Table 4.3.3 Condition of the building items at the time of the farmstead and building survey

Condition	Building items	
Good (A)	64	33%
Fair (B)	121	62%
Poor (C)	11	5%
Total	196	100%

Source: Farmstead and building survey

4.4 Stakeholder interviews

4.4.1 Delivery of the TFB maintenance option

The stakeholder survey did not elicit many responses on the set up and implementation of the TFB maintenance option. The comments were of a very general nature and most stakeholders thought that the intention and reasoning behind the option was appropriate.

Thinks the approach was fine. Fitted in with the ELS philosophy. Could do with more guidance on what is required from agreement holders. (Historic environment advisory body)

Good for educating farmers about the importance of their buildings, although not all take the message on board. But it shows that [TFBs] are important and valued in the agreement literature. (Historic environment advisory body)

Very good uptake so has the potential to make a significant impact. Helps to keep the buildings in the landscape. Could make a bigger impact if procedures were improved (awareness raising agreement holder responsibilities). (NE staff)

Several stakeholders felt that some agreement holders thought that the building maintenance option was an easy option that collected points towards the scheme entry threshold and that their maintenance activity was unlikely to be checked.

Concerned that a lot of agreement holders put them in just to gain points. Concerned that agreement holders don't know that if they fail to maintain the buildings there could be penalties and payment reclaims. Thinks that many agreement holders believe it is an easy option and they don't have to do anything. (NE staff)

Experience is that it's a points scorer to get up to the ELS threshold. Examples where agents have put buildings in but the photos show the buildings not to be waterproof. Thinks a lot of agreements are like that because no rigorous checking. (NE staff)

A lot of farmers think of ELS as just another subsidy... they sign the agreement, put it on the shelf and don't look at it again. (Environmental Stewardship advisor)

It was also suggested that some agreement holders thought the level of maintenance was adequate and fit for purpose even though it did not meet the option prescription.

They [agreement holders] don't realise that the maintenance standards are quite high. It's not just the roof, but the gutters walls and doors as well. (NE staff)

4.4.2 Effectiveness of the TFB maintenance option for the conservation of historic buildings

The stakeholder interviews elicited a range of responses on the uptake of the option. For some the large number of agreements with the building maintenance option and the widespread national coverage was seen as generally contributing to the maintenance of an environmental feature that was under threat from different processes of change. Largely dependent on building type and location, it was reported that TFBs were under threat from both active change resulting from adaptive re-use that was unsympathetic to the landscape, historic and wildlife interest of the buildings and passive change resulting from lack of use and neglect. The continued maintenance of large numbers of TFBs within Environmental Stewardship was seen to counter the slow decline in the condition of the TFB resource particularly where such buildings had lost their original function and where buildings were being used for low-grade activities that made their maintenance economically marginal. It was suggested that retention of sound and weatherproof traditional buildings would reinforce local landscape character and be beneficial for wildlife through the retention of habitat.

Reasoning behind much of ELS is that farmers need help to provide environmental benefits because modern farming does not do that. Most TFBs don't fit in with modern farming and farmers don't have the money to maintain them so they fall down or are converted... The maintenance option was a good idea and the uptake has been strong everywhere. (Historic environment advisory body)

In places where there is a lot of abandonment it should make a difference... small awkward buildings (granaries, field barns) could benefit (NE staff)

Keep some buildings in farming use that might have been lost through residential conversion, but market forces are probably more important in some regions. (Historic environment advisory body)

Maintenance of buildings which are little used by farmers provides ideal

wildlife habitat (Bats, birds, newts). (NE staff)

Self-selection by agreement holders and a lack of targeting were raised by some interviewees as potential weaknesses of the scheme which could diminish the effectiveness of the option for the TFB conservation.

One of the key issues was that there was no advisor input... Thinks it could have been better VfM with advisor input. 'A bit of advisor input could have made a real difference... If they were able to offer guidance on proper traditional repair and maintenance. (NE staff)

The big drawback with the ELS option is that NE is not involved. It's a self-guided option. (NE staff)

Problem of non-advisor led ELS elements is that lack of advice on what's required and non-weatherproof buildings are entered. (NE staff)

Will be most effective where farmers want to keep their buildings but can't afford to maintain them. These farmers are the ones that should benefit but wondered how to make sure they did (HE staff)

4.4.3 Future scheme development

The stakeholder interviews explored the potential for a building maintenance option to be included in a successor scheme to Environmental Stewardship. It was suggested that there was potential for a more targeted building maintenance option which could be focused on high value areas or specific building types. The success of such an approach would depend on the information available to inform targeting.

New scheme should be more demanding of the farmers. There should be an increase payment in return for wildlife habitat creation/retention. (Environmental Stewardship advisor)

Scheme should include targeting rather than self-selecting. Eligibility criteria should be improved and include an assessment based on the HTB assessment approach, where historic and landscape character value was assessed. (NE staff)

Fits in with the middle tier landscape scale approach. And would suit this type of targeting. Could focus on landscapes where TFBs make a key contribution to landscape character (NE staff)

Need to maintain provision for a maintenance scheme but should be more targeted:

- *areas of low economic demand for re-use;*
- *building types with low potential for re-use;*
- *areas of high dereliction;*
- *data needed on functional redundancy, market failure. Etc.;*
- *basic like for like repair. (Historic environment advisory body).*

To do more with less would be a need to target high value landscapes (Historic environment advisory body)

Thinks there is scope for a maintenance option. Advisor input on selection of buildings would probably be required as a hands off approach seems to have resulted in submission of non-weatherproof buildings. (NE staff)

Make sure buildings are weatherproof on entry or made weatherproof within a specified period of time. (NE staff)

Guidance on maintenance should be provided. Website and illustrated literature. (NE staff)

Wants more of a check list and a requirement that if agreement holders sign up for the option that they maintain a maintenance schedule throughout the agreement. One that they have to go back to annually and tick off what they have done. That would focus minds and make sure that they were not just getting 'money for old rope'. (NE staff)

A new TFB maintenance option could contribute to sustainable water management within farmyards. (NE staff)

It was also stressed that verification had to be designed into any new option:

Must be able to verify the option or it won't comply with EU rules. Should be straightforward to design into a new option with greater focus on ensuring maintenance is carried out and properly recorded and audited. (Maintenance log, access for wildlife i.e. openings). (NE staff).

4.5 Appraisal

4.5.1 Effectiveness of the TFB maintenance option for historic building conservation

The appraisal of the TFB maintenance option is centred on three key questions:

- Were agreement holders able to identify and select pre-1940 traditionally constructed buildings for inclusion under the option?
- To what extent do the agreement holder selected buildings contribute to the objectives of Environmental Stewardship?
- To what extent are agreement holders maintaining their TFB option buildings in a weatherproof condition to prevent the onset of serious structural problems which may need expensive restoration in the future?

Identification and selection of TFBs by agreement holders

The farmstead and building survey found that all the agreement holders had correctly identified the type of buildings to include under the TFB maintenance option. All the building items were of traditional construction and built prior to 1940. The agreement holder survey found that agreement holders experienced few difficulties with the application process and the majority were satisfied with the option (88%) and would select it again if given the opportunity (90%).

The farmstead and building survey included an estimate of the floor area of the buildings entered under the building maintenance option. Information was collected for 47 of the 51 agreements and the recorded floor area tallied with NE records for 68 per cent of the agreements ($\pm 100\text{m}^2$). However, 32 per cent of agreements recorded more than 100m^2 compared to the building survey. There was sometimes a considerable level of difficulty in identifying the extent of buildings included within the building maintenance option and often the agreement holders were unable to verify with certainty which buildings were included. However, there would appear to be some instances where the floor area is over-estimated.

Effectiveness in achieving Environmental Stewardship objectives

The farmstead and building survey scored the contribution of each building item to achieving the objectives of Environmental Stewardship in terms of:

- contribution to landscape character;
- significance of the farmstead group;
- significance of the building;
- wildlife;
- visibility.

The same High/Medium/Low scoring system that was used in the HTB restoration project evaluation was applied to each criterion. The scoring was undertaken by the lead FC surveyor based on the information collected for each building/building group (Table 4.5.1.)

Table 4.5.1 TFB maintenance option: Effectiveness scores for meeting Environmental Stewardship objectives

Score	Landscape Character		Significance: Farmstead group		Significance: Building		Wildlife		Visibility	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
High	115	59%	87	44%	51	26%	32	16%	99	50%
Medium	69	35%	87	44%	138	70%	117	60%	41	21%
Low	12	6%	11	6%	7	4%	47	24%	56	29%
N/A			11	6%						
Total	196	100%	196	100%	196	100%	196	100%	196	100%

Source: Farmstead and building survey

N/A represents buildings that did not form part of a farmstead group such as field barns.

Table 4.5.1 shows that over half the building items (59%) selected by agreement holders for the TFB maintenance option were considered by the FC surveyors to make a High contribution to landscape character and a further 35 per cent were considered to make a Medium contribution. This would suggest that the TFB maintenance option is effective in including buildings which through maintenance will reinforce landscape character. The agreement holder survey found that 51 per cent of agreement holders said that the TFB maintenance option had been beneficial for landscape character. The widespread uptake and geographical coverage of agreements containing the TFB maintenance option was seen as a strength of Environmental Stewardship by a number of interviewees who took part in the stakeholder survey. It was suggested that retention of sound and weatherproof traditional buildings would reinforce local landscape character and that of all the objectives of Environmental Stewardship the TFB maintenance option would contribute most to enhancing landscape character.

One-quarter of building items (26%) were considered to be of High historic significance with another 70 per cent considered to be of Medium significance (Table 4.5.1). Again this would

suggest that TFB maintenance option is quite effective in including buildings of historic importance. The agreement holder survey found that 47 per cent of agreement holders thought that the TFB maintenance option had benefitted the historic environment.

Wildlife benefits were provided by three-quarters of building items (76%) with 16 per cent in the High benefit category and 60 per cent in the Medium category (Table 4.5.1). However, only 18 per cent of agreement holders said they had noticed any wildlife benefits from the TFB maintenance option. NE staff interviewed during the stakeholder survey mentioned that it was often very difficult to measure the benefits of building maintenance for wildlife without detailed specialist surveys and that the use of buildings by wildlife can often go unnoticed. It was also suggested that the widespread maintenance of weatherproof TFBs would benefit wildlife through the retention of habitat.

The farmstead and building survey found that half the building items (50%) were Highly visible from publicly accessible areas with a further 21 per cent having Medium visibility (Table 4.5.1).

The farmstead and building survey data was also analysed to determine the multiple environmental benefits contributed by each building item. This was achieved by simply counting the number of High scores for each Environmental Stewardship objective obtained by each building item. Table 4.5.2 shows that over three-quarters of the building items (78%) recorded a High score against at least one Environmental Stewardship objective and over one-third (37%) recorded a High score for three or more Environmental Stewardship objectives.

Table 4.5.2 TFB maintenance option: Number of High scores for meeting Environmental Stewardship objectives

Number of High scores	Building items	
	5	13
4	20	10%
3	39	20%
2	41	21%
1	40	20%
0	43	22%
Total	196	100%

Source: Farmstead and building survey

Note: The maximum score for building items in farmstead groups was 5 and the maximum score for isolated building items was 4.

Overall, the TFB maintenance option has been quite effective in including building items that provide multiple environmental benefits even, though the option is not specifically targeted at high value buildings and agreement holders decide for themselves whether to include the option in their agreements.

Management of buildings included under the TFB maintenance option

The farmstead and building survey found that only 4 out of 51 agreements (8%) had all of their TFB maintenance option buildings in Good condition. This meant that 92 per cent of agreement holders were potentially in breach of their agreement as they had at least one TFB maintenance option building that was not weatherproof. One-third of agreements (37%) had no building items in Good condition.

Table 4.3.3 in Section 4.3 shows that of 196 building items that were condition scored by the FC surveyors only one-third were in Good condition (33%) and eligible to receive the TFB maintenance option payment (i.e. considered to be in Category A in the NE condition scoring system). As far as it could be determined, none of the agreements was within the first year of the option – the period of grace during which the agreement holder is expected to bring buildings included in the option up to the required condition. It is considered that it is unlikely that any of the buildings that are in Fair or Poor condition were in an eligible condition at any time in the agreement period, even if some repairs have been carried out.

Table 4.5.3 shows that a greater proportion of building items in the TFB maintenance option were recorded in Good condition for agreements that also had an HTB restoration project (42%) than agreements that did not (24%).

Table 4.5.3 Condition of TFB maintenance option building items on agreements with and without an HTB restoration project

Condition	TFB maintenance option only (%)	TFB Maintenance option & HTB restoration project (%)	All building items%
Good (A)	24	42	33
Fair (B)	69	55	62
Poor (C)	7	3	5
Total	100	100	100

The higher proportion of building items in good condition in agreements with an HTB restoration project may be due to a variety of reasons including:

- greater agreement holder awareness and appreciation of the importance of TFBs (accepting that the agreement holder is investing in the major restoration of a farm building);
- increased level of contact with NE advisors who have historic building knowledge and who may use the opportunity to give guidance on the TFB maintenance option requirements during site visits;
- site visits from building professionals such as conservation architects, surveyors and builders who may be able to give maintenance opinion/advice on buildings other than those within the restoration.

However, less than half of the building items were in Good condition and farmstead and building survey found that even though a large proportion of the buildings in Fair or Poor condition are on the same site as an HTB restoration project, and so subject to visits from NE advisors, it does not ensure that the buildings within the TFB maintenance option are brought up to the required condition standard to remain eligible for the option payment.

Overall, the results of the farmstead and building survey suggest that the TFB maintenance option is having a limited impact on improving the condition of TFBs, particularly where the option is not combined with an HTB restoration project. The farmstead and building survey results also suggest that the level of required maintenance that is clearly set out in the ELS handbook description of the option; *maintaining rainwater goods in working order, fixing slipped slates or tiles, repointing masonry, painting woodwork or metalwork, replacing broken glazing and clearing vegetation*, is not being performed consistently on the majority of agreements.

These results are in marked contrast to the findings of the agreement holder survey where 88 per cent of respondents said they had undertaken maintenance work on their buildings. However, the building survey shows that the majority of agreement holders are not

undertaking sufficient maintenance work to keep their buildings eligible for the option payment.

It was clear from the agreement holder and farmstead and building surveys that some maintenance is being undertaken, even where the buildings are not rated as being in Good condition. This work is generally being done with traditional materials or on a like for like basis. Only a small number of agreements were seen where the work being undertaken was considered to be inappropriate and harmful to the character of the particular buildings due to use of non-traditional materials such as cement mortar.

The standard of condition required by the scheme is high and is considered to be best practice for the maintenance of traditional buildings in general. However, in the case of TFBs, where many are in low level use or unused, the overall standard of condition set by the scheme is perhaps too onerous and would, if applied consistently, prevent the majority of TFBs from entering the scheme in the first place. Aspects that may be overly demanding include the standards required for masonry walls in terms of being plumb and with only negligible cracking, roofs that are without deformation and the requirement for joinery to be painted. Many old buildings have walls that display evidence of historic movement through being out of plumb or minor cracking but which are stable and not at risk from further major deterioration and roofs may be uneven but water-tight. In the case of historic joinery, the requirements to have all joinery painted may even be harmful to the character of the traditional building as historic joinery can include features such as oak windows and doors which would not generally be painted.

The high number of buildings items, recorded in the farmstead and buildings survey, in Fair or Poor condition was largely due to the condition of the joinery along with broken, disconnected, misaligned or missing rainwater goods, slipped roof coverings and areas of open joints in brick or stonework. A small number of buildings also displayed structural problems including significant cracking of masonry and uneven roofs suggesting problems with the timber roof structures or evidence of movement in the walls.

To help determine the effectiveness of the building maintenance option, agreement holders were asked what would have happened to the condition of the buildings if the building maintenance option had not been selected. Over half the respondents (57%) said that the buildings would be maintained to the same standard. This also means, however, that 43 per cent of agreement holders said they would undertake less maintenance work if the buildings were not covered by the option.

There appears to be limited agreement holder awareness of the required standards of maintenance, as clearly explained in the ELS and HLS Handbooks, even where some maintenance is being undertaken. This lack of understanding of the prescriptions of the option is supported by the finding that only 20 per cent of agreement holders kept a record of the work they had undertaken. In six cases the agreement holder was unaware that their Environmental Stewardship agreement contained the building maintenance option even though NE records showed the option to exist. It has been difficult to investigate the reasons behind this lack of awareness as further questioning about building maintenance option was not undertaken. It is possible that the agreement holder had been identified in error and their agreement did not contain the building maintenance option. It is also possible that the agreement holder had the option and simply did not know about it. The agreement holder survey found examples where the agreement holder had delegated responsibility to an agent for the preparation of the Environmental Stewardship application and only had a very general understanding of the building maintenance option.

With 76 per cent of building items covered by the TFB maintenance option recorded as in a condition that means they are ineligible for the option payment, it would appear that the option is not delivering one of the key environmental benefits intended and so does not represent value for money regardless of the other Environmental Stewardship objectives to which the building item may contribute.

Although the empirical survey work is not based on a statistically representative sample of agreements, the evidence suggests that agreement holders are struggling to comply with a number of option prescriptions. There are potentially a large number of agreement holders who are currently in breach of their agreements in relation to one or more of the following factors:

- the floor area of buildings;
- inclusion of ineligible buildings in terms of condition;
- not maintaining buildings in a sound and weatherproof condition;
- failure to keep a record of maintenance work undertaken.

5 EVALUATION AND RECOMMENDATIONS

5.1 Introduction

The aim of this final chapter is to draw on all the evidence collected throughout the research project and to identify the key factors that influence the effectiveness of Environmental Stewardship for the conservation of historic buildings. The chapter first reflects upon the extent to which the recommendations of the ADAS 2003 report have been adopted by NE and incorporated into Environmental Stewardship. The chapter then considers the processes put in place to deliver the HTB restoration capital item and the TFB maintenance option under Environmental Stewardship and also assesses the effectiveness of each activity for historic building conservation. Recommendations for future scheme development are inserted in the body of the text as part of the discussion on the effectiveness of HTB restoration capital item and the TFB maintenance option.

5.2 Recommendations of the ADAS 2003 report

One of the objectives of this project was to consider the extent to which the recommendations of the ADAS 2003 report have been incorporated into NE's approach to the conservation of historic buildings through Environmental Stewardship. The ADAS recommendations (See Table 1.1.2 in Section 1.1) were entirely concerned with the selection and administration of TFB restoration grants and are not relevant to TFB maintenance option within Environmental Stewardship.

The RDS (later NE) acted upon these recommendations by introducing the three-stage process and associated training which has been discussed in Chapter 3. Stage 1 implemented the recommendations on targeting TFB restoration projects and securing better VfM. Stage 2, through the creation of the management plan process, implemented the recommendations on the use of expert advice and managing the restoration works. However, the management plan process has resulted in another set of issues which are discussed below in Section 5.3.

A number of the recommendations were not fully implemented or not taken up at all and some of these are worthy of further consideration by NE. In particular:

- the use of varying grant rates which are informed by the building scores;
- the use of appropriately qualified in-house building specialists with a remit to oversee restoration projects;
- a new technical/managerial post to cover restoration projects in the regions.

These ADAS recommendations have informed a number of the recommendations of this report.

5.3 Restoration of historic buildings

5.3.1 HTB restoration project monitoring

Complete HTB restoration projects are made up of two CWPs. The first CWP produces a management plan for the restoration of the building while the second CWP covers the restoration work done to the building. Each CWP has its own payment. Not all HTB restoration projects progress from the management plan stage to having the restoration work

carried out. The database of payments for HTB restoration projects does not distinguish between the two types of CWP and therefore it is not possible to calculate the total number of completed projects.

- **A national database of completed HTB projects should be maintained and payments for the first and second CWPs identified. This would allow NE to accurately monitor the number of completed HTB projects it has funded. In addition the database should include the following variables: Agreement holder reference, NE Region, Agricultural Landscape Type, National Character Area, building type and designation, HTB project start and end dates.**

5.3.2 Effectiveness of the HLS historic building assessment process

Set up and delivery

In the stakeholder survey it was reported that there were significant teething problems which hampered the delivery during the early years. Delivery structures were not fully embedded within the regions when the funding came on stream in 2007/08 as the new three-stage process was very different and more sophisticated than the one used for historic building restoration grants under the classic schemes. There was a general consensus among the NE staff interviewed that a national team linked to regional HEAs who worked with LIAs located in local teams was an appropriate staffing structure for the delivery of HTB restoration projects.

The three-stage process

From the evidence collected it appears that the agreement holders are satisfied with the application process.

Farm Environment Plans (FEP)

Most of the historic environment data provided in the FEP is derived from local authority HERs rather than field survey. This is a very incomplete data source, so FEPs lack comprehensive historic building information. It is therefore unsurprising that few HTB restoration projects rely on FEPs.

The review of FEPs found that they often failed to provide an accurate representation of the presence or significance of the historic built environment. In many of the FEPs consulted, the historic buildings that later became HTB restoration projects were not recorded or were simply recorded as being present as a traditional farmstead but with limited analysis. As a baseline assessment of the environmental assets of a holding, the FEP is usually not satisfactory in terms of its coverage of historic buildings and often does not contribute to the selection of buildings for inclusion in HLS. The agreement holder survey found that one-third of respondents found their FEPs of little or no use in the application process and the stakeholder interviews with NE staff confirmed that it was common for the identification of historic buildings with potential for restoration to arise from conversations between agreement holders, agents and NE advisors.

- **Each holding should be looked at and recorded in a holistic way at the beginning of the HLS process to ensure that all environmental assets are identified.**
- **Organisations and individuals who undertake the preparation of FEPs should receive additional training to be able to consistently record the presence of TFBS within the FEP.**

Historic Building Information Form (HBIF)

The evidence suggests that the HBIF was an important first step in starting negotiations with agreement holders about a potential HTB restoration project. The Applicants Guide was used

by most agreement holders in the survey and most found it helpful in deciding whether to submit the HBIF to NE. The stakeholder interviews revealed that the HBIF was often used as a trigger or checklist rather than a complete record, but that this was useful nonetheless, in stimulating discussions with NE staff. The review of HBIFs suggests that there seems to be an issue with the under-estimation of costs in some cases.

Traditional Historic Building Restoration in HLS: Assessment Criteria for Farm Buildings (THBRF)

Comparison of the scores from the THBRFs and information from the farmstead and building survey showed that the scoring system worked well in identifying the important characteristics of buildings and building groups. However, there were cases where the scoring was unclear.

Overall, the THBRF is an effective tool in helping NE staff to make funding decisions, but its successful use is dependent upon adequate training to ensure NE staff members are consistent and confident in making the necessary assessments. Where resources allow, selection panels could provide quality assurance to the process.

- **HEAs should annotate the THBRF to explain their scoring, particularly in relation to factors such as potential for adaptation and the extent of repairs.**
- **Consideration should be given to revising the THBRF so that the desk assessment and, if undertaken, the field assessment are completed on the same form allowing a comparison between the scoring at the two stages to be made. Explanation of any changes in score should be made on the form.**

Stage 2: Completing a Management Plan to identify what work is required to restore the historic building

Management Plans

The agreement holders surveyed were generally satisfied with the management plan produced as part of their HTB restoration project. The stakeholder survey recorded a wide range of views on the preparation of management plans and their role in the restoration process. While the engagement of a conservation architect or surveyor to prepare the plan and ultimately oversee the completion of the works was seen as beneficial in providing expert input and dealing with insurance and liability issues which had proven problematic to NE in the past, it also raised a number of governance and management issues relating to tensions between NE staff and conservation architects and levels of in-house expertise.

The stakeholder interviews uncovered areas of tension between NE staff and conservation architects over the preparation and implementation of management plans, suggesting that there could be some lack of understanding between the two groups. To some extent this was unavoidable, given the concern of NE to achieve Environmental Stewardship objectives and the strongly-held conservation principles of conservation architects. Some NE advisors did not feel they had the required level of expertise and training to discuss some of the technical aspects of conservation management with conservation architects.

- **NE should facilitate joint workshops between conservation architects and NE staff to improve understanding of their respective roles in the conservation process.**
- **NE should consider providing additional training to HEAs in the production of management plans and statements of significance so they are more able to assess and review submitted management plan documents to ensure that they fulfil the requirements of the brief and the project.**

A major difficulty in assessing the delivery of HTB restoration in this project has been the varied level of availability of documents relating to each project meaning that often it was not possible to follow the decision-making process. Even where documents are available, for example THBRFs, it was not always clear why certain scores were allocated meaning the selection process can be opaque.

- **Archiving procedures need to be standardised across NE regions in line with the new LAMIN and check list so that the decision-making process is fully documented.**
- **Consideration should be given to adopting a policy to produce a Funding Report which sets out clearly why the building selected fulfils the criteria for funding, explaining any issues that may appear to conflict with those criteria and why the repair strategy is deemed appropriate. This would be in line with procedures in organisations such as local authorities.**

The analysis of management plans in this project focused on understanding the significance of the heritage asset including the statement of significance. NE provide a brief for the production of the management plan. This document uses a model brief which adequately sets out the requirements of the management plan although the frequent failure to adequately describe the landscape context of farmsteads in management plans suggests this requirement could be given greater emphasis in the model brief.

- **The brief for management plans should emphasise the importance of gaining an understanding of the farmstead within its landscape.**

Given the lack of consistency in the FEP process in identifying the significance of buildings, and in some cases even identifying the presence of historic buildings at all, the description of the historic background and development of the farmstead and an assessment of significance is a very important part of the management plan. However, a large proportion of the understanding and statement of significance elements of the management plans examined were rated as Fair or Poor, often due to a limited or non-existent statement of significance.

A very important element of the management plan is the statement of significance. The statement of significance sets out what is important about the asset being considered. The low quality of some statements of significance examined suggests that both the conservation architects and heritage professionals who have prepared the understanding element have had difficulty with clearly defining what it is about a building which makes it significant. It is important for management plans to contain clearly written statements of significance for the buildings which can be related to the aims of the restoration. The statement of significance should serve as the touchstone for decision making throughout the project.

- **Every restoration project should have a management plan that clearly presents an understanding of the building/group and assessment of significance, a discussion of issues and proposals for its future management. This document may draw on other research documents; structural surveys etc. and will inform the preparation of the schedule of works. The management plan should be a document that is readily available for inspection.**
- **The depth and detail of a management plan should be commensurate with the building and the proposed extent of works for which it is being produced.**

- **Management plans should use and make direct reference to the farmstead character documents produced by English Heritage.**
- **NE should review submitted management plans against the brief and ensure that the presence and quality of the elements of the management plan accord with the brief before payment is authorised.**
- **The statement of significance is of considerable importance and should be a guide to all consequent decisions regarding the management of the building. Statements of significance should be prepared by appropriately qualified and experienced professionals.**

In some regions NE staff have adapted the Stage 2 process to take account of the complexity of the HTB restoration project and implemented a 'fast-track' approach for some projects. It was stressed, however, that the decision to fast track an application required considerable knowledge and understanding of the building's significance and needs.

- **Fast-track applications should not dispense with the production of a statement of significance.**

The management plan sections relating to the works to the buildings that were examined clearly reflect the NE guidelines for conservation and repair and some have an over-arching repair strategy statement setting out the approach to the works. However, these are often generic statements rather than setting out the particular conservation philosophy that has been applied to that project, including describing why alternative approaches were not taken.

- **Consideration should be given to including within the management plan a repair strategy regarding the conservation approach that is being taken, setting out why the particular decisions had been made and why alternative approaches were not taken.**

Stage 3: Completing the work to restore the historic building

The evidence from the farmstead and building survey found that overall, the repair and restoration works undertaken were carried out to a high standard using traditional materials, and will extend the lives of the buildings restored. The extent and quality of the works should thus have made a major contribution to retaining the buildings in the landscape, often markedly improving the appearance of the buildings.

The stakeholder survey recorded a perception that a grant for restoration will involve the highest standards of conservation repair using vernacular materials and traditional techniques. The farmstead and building survey found many examples where these high standards of restoration were judged to be entirely appropriate but it can be argued that securing the benefits offered by the restoration of a building(s) could have been achieved using a different approach that would have resulted in lower expenditure and better value for money. The stakeholder survey generated a lot of discussion about the appropriate balance between holding repairs and full restoration.

Of the 50 HTB restoration projects reviewed by the evaluators, only 10 had complete documentation which meant the HLS historic building assessment process could not be fully traced and evaluated for 40 agreements.

- **Consideration should be given to completing analysis for those agreements where documentation was unavailable at the time of the survey as this would add to the robustness of the research findings.**

5.3.3 Effectiveness of the HTB restoration project capital item for historic building conservation

From the survey evidence we conclude that Environmental Stewardship has been largely successful in meeting the objectives for historic building restoration in terms of; historic and architectural interest, landscape character, wildlife and accessibility to the public.

The farmstead and building survey rated all farmstead groups and building items as either High or Medium in terms of historic significance showing that the NE application process had been successful in identifying HTB restoration projects that were of historic or architectural interest. The farmstead and building survey found that projects made a significant contribution to landscape character. These findings were supported by the agreement holder survey results where most agreement holders thought that their HTB restoration project had provided a benefit to landscape character.

The farmstead and building survey found that the majority of building items provided benefits for wildlife. The role of HTB restoration projects in providing wildlife habitats was discussed in the stakeholder interviews and it was suggested that wildlife considerations were embedded throughout the NE application process and opportunities to maintain and enhance habitat provision were taken where opportunities arose.

The majority of building items in the farmstead and building survey were visible from publicly accessible areas. The stakeholder interviews found that where opportunities arose agreement holders were encouraged to provide direct public and educational access to the restored buildings and the agreement holder survey found that some of respondents had made such provision for direct access. Access to buildings can be taken to mean not only physical access but also intellectual access through, for example, the recording undertaken as part of the management plan and available in HERs.

The potential for public or educational access is a consideration when NE assesses an application for HTB funding. Whilst the intellectual access element is accepted as a valid contributor to achieving access, it is a form of access that is limited to a relatively small group of people. It is recognised that many working farms are unsuitable for regular visits by the public but with various Heritage Open Days that are organised across the country, there could be a greater expectation for agreement holders to allow public access at defined times.

- **Consideration should be given to the level of public access required as part of HTB restoration projects, possibly using Heritage Open Days or other set days when the public can visit buildings restored through Environmental Stewardship.**

The farmstead and building survey data was also analysed to determine the multiple environmental benefits contributed by each building item. Nine out of 10 building items recorded a High score against at least one Environmental Stewardship objective and over half recorded a High score for three or more Environmental Stewardship objectives.

Overall, these results suggest that with regard to achieving the objectives of Environmental Stewardship the HTB restoration option is very effective in selecting buildings that offer high potential to provide public benefit through their restoration.

5.3.4 Value for money (VfM) of HTB restoration projects

The VfM analysis confirms that HTB is generally effective at targeting significant buildings and farmsteads, although this form of assessment identified a greater number where there may be room for improvement.

- **The Value for Money of applications for restoration should be subject to specific consideration, comparing the assessment of significance and extent of proposed works.**

Evidence from the agreement holder's surveyed suggests that the majority of the reported beneficial economic impacts of HTB restoration projects would not have happened without the grant. Most of the agreement holders said their buildings had an enhanced use as a result of being restored. Evidence from the agreement holder survey also suggests that HTB restoration projects have a positive impact on the local economy. Given the extensive nature of restoration work, all agreement holders reported having to contract out some of the work. Total income generated across the population of HTB restoration grant recipients would indicate that in the region of £39m has been generated for local economies through the HTB restoration project capital item²¹.

5.3.5 Potential for an historic building restoration capital item in future scheme development

All of the stakeholders interviewed thought that it was appropriate to conserve historic farm buildings by funding repair and restoration works. There was also general consensus among the stakeholders that the multi-objective nature of the existing Environmental Stewardship HTB capital item should be kept and adopted by any future scheme.

From the different, and sometimes conflicting, views on what the capital item should contain, it is clear that there are strategic issues to address in future scheme development. These issues concern:

- the criteria that should be used to prioritise and select buildings for restoration and the extent of the intervention;
 - how best to deliver repair and restoration projects;
 - the balance between projects requiring major and minor intervention;
 - the role of historic building conservation funding in securing an economic future for TFBs;
 - the use of variable grant rates for historic building restoration depending on the environmental benefits provided and the end use of the building.
 - Extending the protection of the restored building beyond the expiry of an agreement.
- **A review of conservation philosophy should be undertaken as part of the design of a new HTB capital item. The review should include the purpose of the intervention**

²¹ Incorporating the estimates for additionality, and applying multipliers derived from previous comparable studies (in this case Courtney et al, 2005) allows some general estimates of local economic impact to be produced (Table 3.5.12). Total income generated across the population of HTB restoration grant recipients would indicate that in the region of £39m has been generated for local economies through this option when estimates of indirect and induced effects are taken into account.

in terms of restoration and structural repairs in relation to the environmental outcomes desired; the end-use of the buildings after work has been completed; the potential to use variable grant rates for historic building restoration depending on the environmental benefits provided and the end use of the building; the potential to include ‘covenant’ like arrangements to protect the building beyond the life of the agreement.

With the likelihood of reduced funding being available for historic building restoration there was a need to target specific buildings independently and that tying the item to an annual Land Management Agreement would limit the pool of potential historic building restoration projects.

- **The design of a new historic building restoration scheme should consider if buildings outside AES agreements should be eligible for funding as well as those on land covered by an annual land management agreement.**

The stakeholder survey paid particular attention to how the restoration of historic buildings could be improved. Suggested improvements to the existing HTB restoration project approach focussed on three key issues:

- revision of the three-stage process;
- governance;
- resourcing.

Revision of the three-stage process

There was general agreement among the stakeholder interviewees that the three-stage process provided a workable framework around which to construct a future historic building restoration scheme.

There was general agreement among the stakeholder interviewees that the three-stage process provided a workable framework around which to construct a new HTB capital item. A number of improvements were suggested for Stage 1 and 2 and are summarized as follows:

- **Stage 1, application and assessment:** Pre-application discussion between agreement holders and NE advisors often facilitates a well thought out HTB restoration project. If funding is significantly reduced, a national panel may be required to prioritise applications.
 - **Stage 2, Management plans:** Improved consistency required. Management plans should be tailored to the purpose of the building restoration project with shorter, less expensive management plans being appropriate for buildings requiring simple and straightforward works. There is potential to implement a ‘fast-track’ management plan process for non-complex restorations requiring limited intervention.
- **A review of the three-stage process should be undertaken as part of the design of a new HTB capital item to consider: The potential for pre-application discussion, a national selection panel, the use of a framework agreement or accreditation to achieve greater management plan consistency and a fast-track management plan process.**

Governance

It was suggested during the stakeholder survey that having a strong national delivery team and a ring-fenced budget would maintain the profile of an historic building restoration scheme at a regional level. Clear target setting was another area of best practice suggested by stakeholders which should be part of a future scheme.

- **A governance review should be undertaken to include the balance between national and regional management functions, staffing and resource allocation.**

Resourcing

The stakeholder survey found broad agreement that there should be adequate preparation and lead-in time before the launch of a new scheme. There was general agreement concerning the staff resources required to deliver a future historic building restoration scheme. Best practice for staff resourcing at regional level was considered to be an HEA with a network of LIAs with support from a financial administrator. It was suggested that each region required a senior advisor post with responsibility to deliver the scheme and the LIAs should have appropriate historic building and project management training. It was also suggested that there could be opportunities to develop partnership working with historic environment advisory bodies, particularly in the protected landscapes, and that any future scheme should take into account the budget management requirements for historic building restoration projects which could involve large payments and last for more than a year.

- **A new HTB capital item should have sufficient lead-in time to allow for staff training and familiarization.**

5.3.6 Best practice for a future historic building restoration scheme

Best practice for a future historic building restoration scheme should include:

- A preparatory period to be completed before the scheme goes live to include allocation of staff resources and training of staff in scheme delivery procedures
- A ring-fenced budget, with a two year budgeting cycle in recognition of the length of historic building restoration projects.
- National co-ordination of delivery targets.
- National co-ordination of targeting and selection procedures to ensure regional consistency.
- Appointment of a HEA specialist grade in each region.
- Regional staff structure based on an HEA specialist and a network of LIAs. To be supported by dedicated financial administration for project and budget management and planning.
- Development of partnership working with historic environment advisory bodies, particularly in the protected landscapes.
- Adaptation to the three-stage process to facilitate a 'fast-track' approach to 'simple and straightforward' historic building restoration projects.
- Variable grant rates depending on the environmental benefits provided and end-use of the buildings.
- Eligibility criteria that include the capacity of the building to absorb change.
- The management clause within agreements should last for 10 years.

5.4 Maintenance of weatherproof traditional farm buildings

The appraisal of the TFB maintenance option was centred on three key questions:

- Were agreement holders able to identify and select pre-1940 traditionally constructed buildings for inclusion under the option?
- To what extent do the agreement holder selected buildings contribute to the objectives of Environmental Stewardship?
- To what extent are agreement holders maintaining their TFB option buildings in a weatherproof condition to prevent the onset of serious structural problems which may need expensive restoration in the future?

5.4.1 Identification and selection of TFBs by agreement holders

The farmstead and building survey found that all the agreement holders had correctly identified the type of buildings to include under the TFB maintenance option. The agreement holder survey found that respondents experienced few difficulties with the application process and the majority were satisfied with the option and would select it again if given the opportunity.

One-third of the agreements reviewed were found to have differences of more than +100m² in the estimated floor area of the buildings entered under the building maintenance option compared to the farmstead and building survey. Thus there would appear to be some instances where the floor area is over estimated by agreement holders.

- **Guidance should be provided on how to accurately measure the floor area of buildings.**
- **The scale and accuracy of maps used to identify features such as buildings should be appropriate for the purpose of identification of buildings to ensure that all parties are clear as to the extent of the coverage of the agreement.**

5.4.2 Effectiveness in achieving Environmental Stewardship objectives

Overall, we conclude that Environmental Stewardship has had mixed success in meeting the objectives for the TFB maintenance option. The farmstead and building survey found that the majority of the buildings in the scheme contributed towards the objectives of Environmental Stewardship in terms of; landscape character, historic and architectural interest, wildlife and accessibility to the public, but the recorded level of maintenance often fell short of the high standards prescribed.

Whilst the selection of buildings for the TFB maintenance option was only dependent upon the building being a pre-1940 TFB, most of the building items surveyed made a positive contribution to landscape character. This would suggest that the TFB maintenance option is effective in including buildings which through maintenance will reinforce landscape character. The widespread uptake and geographical coverage of agreements containing the TFB maintenance option is a strength of Environmental Stewardship. The majority of building items surveyed were judged to be of High or Medium historic significance. Again this would suggest that TFB maintenance option is effective in including buildings of historic importance. Wildlife benefits were provided by three-quarters of building items and the majority of building items were in the High and Medium categories in terms of visibility.

The farmstead and building survey data were analysed to determine the multiple environmental benefits contributed by each building item. Over three-quarters of the building items recorded a High score against at least one Environmental Stewardship objective and

over one-third recorded a High score for three or more Environmental Stewardship objectives.

From the evidence we conclude that overall, the TFB maintenance option has been quite effective in including building items that provide multiple environmental benefits even though the option is not specifically targeted at high value buildings and agreement holders decide for themselves whether to include the option in their agreements.

5.4.3 Management of buildings included under the TFB maintenance option

The farmstead and building survey judged 95 per cent of building items to be in Good or Fair condition. However, only 4 out of 51 agreements had all of their TFB maintenance option buildings in Good condition.

It was clear from the agreement holder and farmstead and building surveys that maintenance is being undertaken. This work is generally being done with traditional materials or on a like for like basis. Only a small number of agreements were seen where the work being undertaken was considered to be inappropriate.

The standard of maintenance required by the TFB maintenance option is very high and clearly would exclude many buildings being entered into the scheme if the requirements were strictly adhered to. The requirement for a traditional farm building to be weatherproof is essential and this could be taken to specifically relate to the need to ensure that the roofing material is intact, rainwater goods are correctly fitted and aligned and that pointing to masonry or cladding to timber-framing is adequate to prevent water ingress into the fabric of the building. These basic maintenance requirements will ensure that surviving TFBs can be retained as features within farmsteads and the landscape for the future. Other aspects of maintenance could fall into the Fair or category B standard of maintenance without significant harm being caused to the building.

Overall, the results of the farmstead and building survey suggest that the TFB maintenance option is having a limited impact on improving the condition of TFBs. The farmstead and building survey results also suggest that the level of required maintenance that is clearly set out in the ELS handbook description of the option is not being performed consistently on the majority of agreements. There appears to be limited agreement holder awareness of the required standards of maintenance.

The evidence suggests that agreement holders are struggling to comply with a number of option prescriptions. There are potentially a large number of agreement holders who are currently in breach of their agreements in relation to:

- the floor area of buildings;
 - inclusion of ineligible buildings in terms of condition;
 - not maintaining buildings in a sound and weatherproof condition;
 - failure to keep a record of maintenance work undertaken.
- **A reminder to all agreement holders of the compliance rules and maintenance responsibilities should be issued at the break point.**
- **Attention needs to be given to the issue of option non-compliance.**
- **Consideration should be given to adjusting the condition requirements to focus on ensuring buildings' walls and roofs are weatherproof and rainwater goods are**

working correctly and preparing a more detailed guide to the condition standards that are required by any future scheme.

5.4.4 Potential for a building maintenance option in future scheme development

The stakeholder interviews explored the potential for a building maintenance option to be included in a successor scheme to Environmental Stewardship. It was suggested that there was potential for a more targeted building maintenance option which could be focused on high value areas or specific building types. The success of such an approach would depend on the information available to inform targeting. It was also stressed that verification had to be designed into any new option.

- **A review of the potential for a building maintenance option to be included in any successor scheme should address the weaknesses identified by this research. This should include targeting issues, level of understanding among agreement holders needed to implement the option, calculating the floor areas of buildings, identification of eligible buildings, and compliance with maintenance prescriptions.**

5.4.5 Best practice for a future maintenance of historic buildings scheme

Best practice for a future maintenance of historic buildings scheme should include:

- National co-ordination of delivery targets to be implemented at the regional level.
- National co-ordination of selection procedures to ensure regional consistency.
- Guidance for agreement holders relating to selection and maintenance of buildings.
- Multi-objective selection criteria similar to the existing HTB restoration project model.
- Increased payment rates in return for additional environmental benefits.
- Capability to be delivered at a middle-tier landscape scale.
- Rigorous verification and auditing procedures.

ANNEX 1: SUMMARY OF THE APPLICATION PROCESS FOR HTB RESTORATION PROJECTS UNDER HLS

Stage 1 – Applying to include Historic Building Restoration (HTB) in an HLS agreement.

1. Complete the Farm Environment Plan (FEP) for your HLS application. You must have buildings in condition B or C to be eligible for 'historic building restoration'.



2. Complete HLS application or, if you are already in an HLS agreement, apply for a Capital Works Plan to include Restoration of Historic Buildings (HTB).



3. Complete the Historic Buildings Information form and send to Natural England (NE).



4. Your Natural England Historic Environment Adviser (HEA), or their delegate, does an initial desk-based sift to assess eligibility and value for money of proposal.



5. If suitable, your NE HEA, (or their delegate) will visit to discuss any issues to consider requirements for a Management Plan (see stage 2 below), which is normally required for all building restorations.

Stage 2 – Completing a Management Plan to identify what work is required to restore the historic building.

6. NE HEA draws up a brief for the Management Plan for a 'Restoration of Historic Buildings' project.

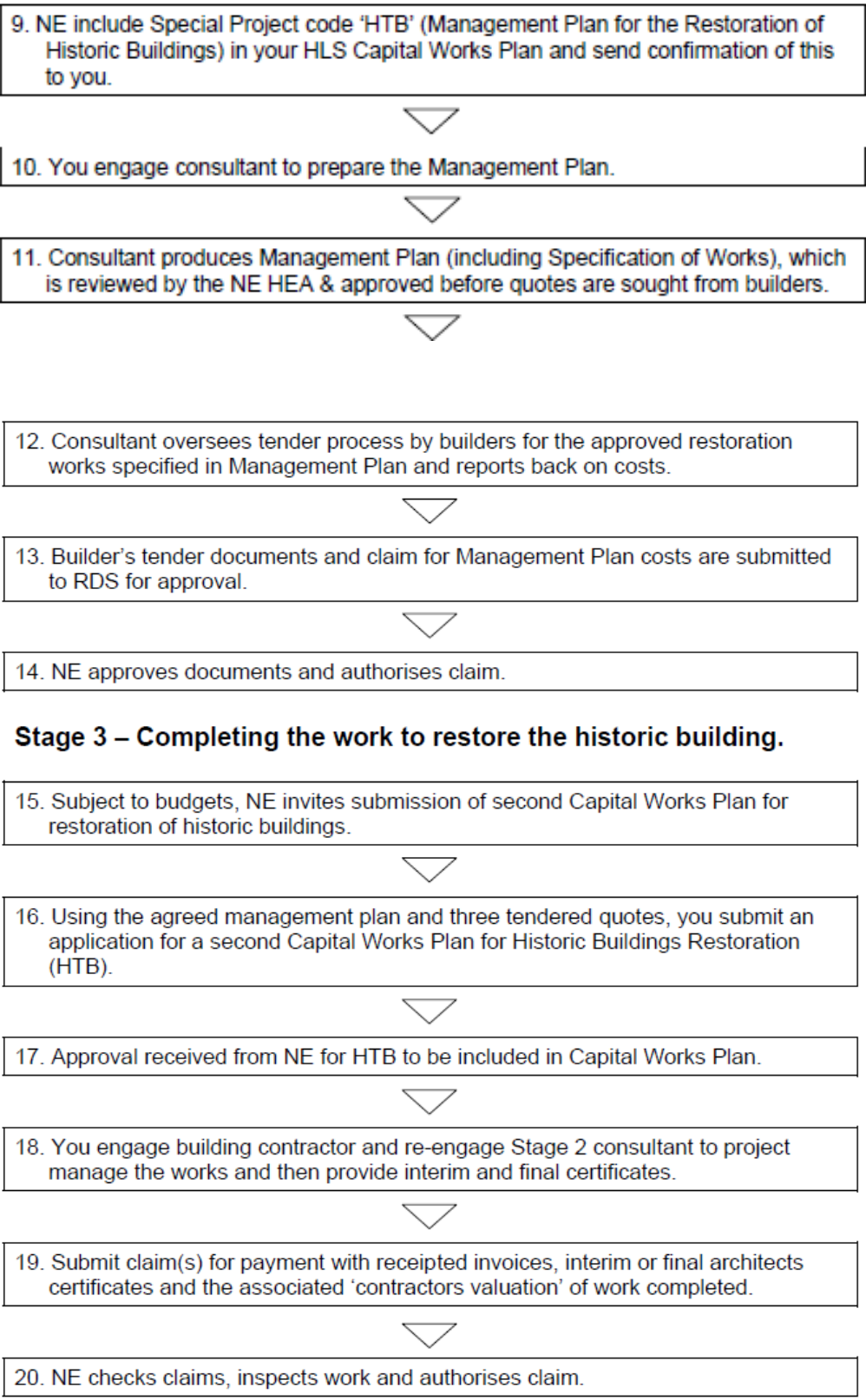


7. You seek quotes from 3 competent conservation architects/surveyors against the brief.



8. Consultant chosen by you and the NE HEA to prepare the Management Plan.





Source: Higher Level Stewardship: The repair and restoration of historic buildings, Applicants' Guide, v2.0 (Natural England, undated)

ANNEX 2: SELECTION OF AGREEMENT HOLDERS: DISTRIBUTION BY REGION AND ALT

Table A2.1 Number of surveyed HTB restoration projects agreements by region

Region	HTB target	HTB response	HTB population
East Midlands	7	7	20
East of England	6	5	21
North East	6	5	57
North West	7	7	68
South East	6	6	53
South West	6	6	31
West Midlands	7	8	68
Yorkshire & Humber	7	6	44
England total	52	50	362

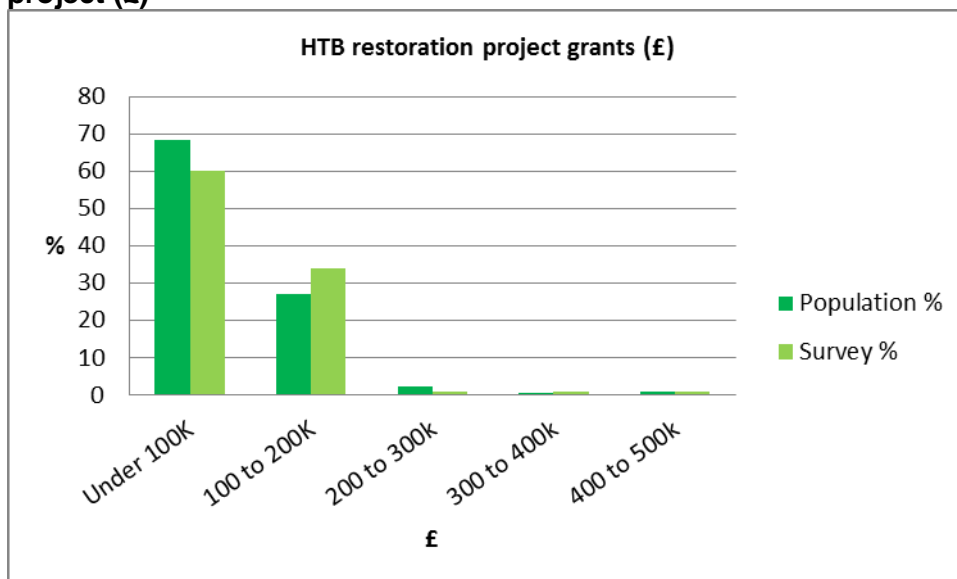
Source: NE completed HTB restoration project database

Table A2.2 Number of surveyed HTB restoration projects agreements by ALT

ALT	HTB target	HTB response	HTB population
Chalk and Limestone Mixed	8	6	47
Eastern Arable	9	11	39
South East Mixed	8	5	30
Upland	9	10	125
Upland Fringe	9	9	48
Western Mixed	9	9	73
England total	52	50	362

Source: NE completed HTB restoration project database

Figure A2.1 Distribution of the population and sample by size of HTB restoration project (£)



Source: NE completed HTB restoration project database

Table A2.3 Number of surveyed TFB maintenance option agreements by region

Region	D target	D response	D population
East Midlands	6	5	1038
East of England	6	9	997
North East	6	7	543
North West	6	6	1998
South East	6	7	389
South West	6	6	1447
West Midlands	6	4	1320
Yorkshire & Humber	6	7	1572
England total	48	51	9304

Source: NE TFB maintenance option database

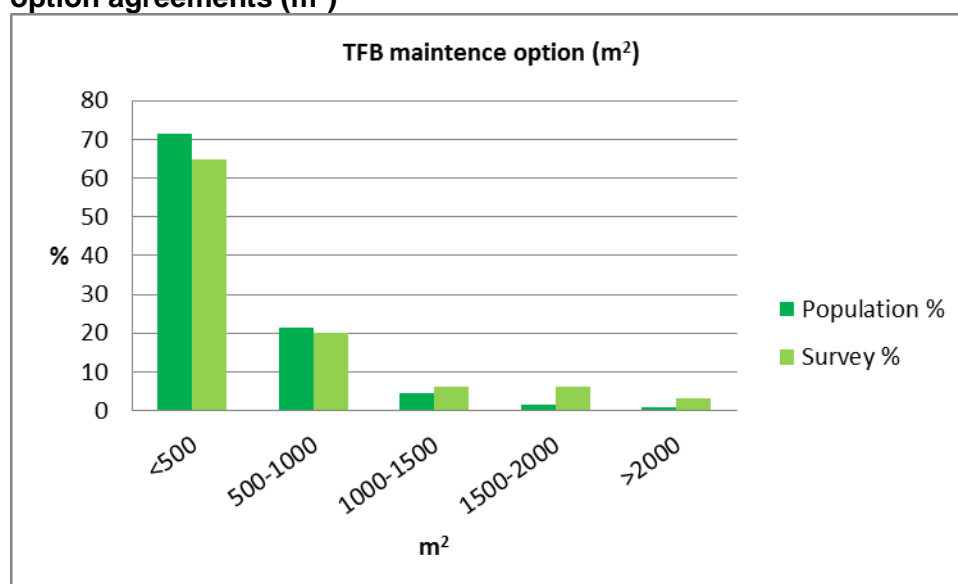
Table A2.4 Number of surveyed TFB maintenance option agreements by ALT

ALT	D target	D response	D population
Chalk and Limestone Mixed	8	8	764
Eastern Arable	8	13	1128
South East Mixed	8	7	181
Upland	8	10	120
Upland Fringe	8	6	1006
Western Mixed	8	7	1608
England total	48	51	4807*

Source: NE TFB maintenance option database

* There was missing ALT data for 4497 agreements

Figure A2.2 Distribution of the population and sample by size of TFB maintenance option agreements (m²)



Source: NE TFB maintenance option database

ANNEX 3: ENVIRONMENTAL STEWARDSHIP AGREEMENT SUPPORTING DOCUMENTATION

Table A3.1 HTB restoration project supporting documentation by region

Region	Agreements	HBIF	THBRF	FEP	FEP map	MPB	MP*
East Midlands	7	0	0	6	6	1	6
East of England	5	5	3	5	5	5	1
North East	5	0	1	0	3	5	5
North West	7	1	0	3	6	6	2
South East	6	1	2	6	6	4	2
South West	6	2	2	4	5	3	4
West Midlands	8	7	8	8	8	8	8
Yorkshire & Humber	6	0	0	3	6	4	4
England total	50	16	16	35	45	36	32

*25 Management plans were complete with all documents

Table A3.2 TFB maintenance option supporting documentation by region

Region	Agreements	Environmental Information Map	Farm Environment Record/FEP Map	ELS/OELS/HLS Options MAP	Photographs
East Midlands	5	5	5	5	0
East of England	9	8	9	9	0
North East	7	6	5	7	0
North West	6	6	5	6	0
South East	7	5	6	7	1
South West	6	5	5	6	0
West Midlands	4	2	4	3	0
Yorkshire & Humber	7	4	6	7	0
England total	51	41	45	50	1

ANNEX 4: AGREEMENT HOLDER CONTACT LETTER

CUSTNAME

ADD1

ADD2

ADD3

ADD4

ADD5

AGREF

Date

Dear Sir or Madam,

RE: Evaluating the effectiveness of Environmental Stewardship for the conservation of historic buildings

As an Environmental Stewardship scheme agreement holder I am writing to request your help with a scheme evaluation that we are undertaking. Natural England is very keen to understand how effective the scheme is for the conservation of historic buildings with the aim of informing future scheme development.

The Countryside and Community Research Institute (CCRI) and ADAS, both research centres of excellence in farming and rural issues, have been commissioned by Natural England to carry out this research and will be contacting a small number of farmers (selected to ensure a cross-section of farming types) for a face-to-face interview lasting about 45 minutes. This would be followed by a field survey of the historic building(s) by the interviewer lasting approximately an hour. The survey is voluntary and the information you provide is covered by the 1998 Data Protection Act, and will not be used for any purpose other than for this study.

An interviewer from the research team will contact you over the coming few weeks to see if you, or the principle decision-maker within your farm business would be willing to take part in the research. If you are contacted by the research team, I hope you are able to help by providing the benefit of your experience, but please be honest if the timing does not fit in with your business commitments.

Your participation in this research will be greatly appreciated as it is important to get a range of views and experiences. As mentioned before, all responses will be treated in strictest confidence.

Yours faithfully,

Dr Peter Gaskell
CCRI Project Manager
01242 714122 pgaskell@glos.ac.uk

ANNEX 5: AGREEMENT HOLDER INTERVIEW FORM

ES MONITORING (Traditional Farm Buildings): Agreement Holder Interview

Contact details: *(Complete prior to the interview)*

Agreement Ref	
Region	
Character Area Name	
Agricultural Landscape Type	
Farm Address	
Post Code	
Building Location (If different to farm)	
Agreement Holder Name	
Telephone Number	
Date and Time of Interview	
Name of Interviewer	

PRE-CODED INFORMATION ABOUT THE AGREEMENT

Agreement Type: *(fill in from database) (Tick all that apply)*

Element of Environmental Stewardship	Tick all that apply
Entry Level Stewardship (ELS)	
Organic Entry Level Stewardship (OELS)	
Higher Level Stewardship (HLS)	

Traditional building option types: *(fill in from database) (tick all that apply)*

Option code	Option Description	Tick all that apply
ED1	Entry Level Stewardship (ELS): Maintenance of weatherproof traditional farm buildings	
HD1	Higher Level Stewardship (HLS): Maintenance of weatherproof traditional farm buildings	
OD1	Organic ELS: Maintenance of weatherproof traditional farm buildings	
UD12	Uplands ELS: Maintenance of weatherproof traditional farm buildings in remote locations	
HTB	HLS Capital Works: traditional building Restoration project	

D only

HTB only

D & HTB

D Target

D Reserve

HTB Target

HTB Reserve

SECTION 1: Background

1.1 INTERVIEWEE DETAILS

1.1.1 Position:

Landlord	
Owner-occupier	
Tenant	
Manager	
Agent	
Other	

1.2 LOCATION OF TRADITIONAL BUILDINGS

1.2.1 Could we first check the location of your traditional farm buildings on the map? (*Show map or sketch below*)

- D1/D12 weatherproof buildings included in the agreement (ELS/OELS/HLS)
- Are there any weatherproof buildings that are not in the agreement?
- Are there any non-weatherproof buildings?
- HLS HTB traditional buildings included in the agreement.

Section 2: D1/D12 Maintenance of weatherproof traditional farm buildings

If HLS HTB project only go to section 3

2.1 APPLICATION PROCESS

2.1.1 Why did you decide to include the farm building maintenance option in your agreement?
(Do not prompt: Tick all that apply)

Important to maintain for the environment	Landscape	
	Historic environment	
	Wildlife (e.g. Owls, Bats)	
Suggested by advisor		
Needed points to reach eligibility threshold		
Straightforward management prescription		
Other (specify)		

- Why did you choose those particular buildings?

2.1.2 Before choosing the building maintenance option did you read any advisory booklets?
(Tick all that apply)

None	
ELS/OELS/HLS handbooks	
NE229: <i>Farming for the historic environment</i>	
English Heritage HELM website: <i>Caring for farm buildings</i>	
English Heritage HELM website: <i>The Maintenance and Repair of Traditional Farm Buildings: a guide to good practice</i>	
Other (specify)	

In relation to the building maintenance options:

2.1.2 Who worked on the preparation of the application?

2.1.3 Would other help have been beneficial? Yes/No/DK

- If yes, Who from?

2.1.4 Was enough information about the scheme provided? Yes/No/DK

2.1.5 On a scale of 1 to 5 how useful was the Farm Environment Record (FER)?
(Where 5 is very useful and 1 is Not useful at all)

- 2.1.6 On a scale of 1 to 5 how useful was the Farm Environment Plan (FEP) (if applicable)?
(Where 5 is very useful and 1 is Not useful at all)
- 2.1.7 Did the farm have an Environmental Stewardship Training and Information Programme (ETIP) visit? Yes/No/DK
- IF yes, was the visit useful? Yes/No/DK
 - If Not useful why not? *(Specify)*
- 2.1.8 Overall, were you satisfied with the application process?
(Where 5 is very satisfied and 1 is Not satisfied at all)
- 2.1.9 Are there any areas where the application process could be improved? *(Specify)*
- 2.1.10 Knowing what you know now, would you select the building maintenance option again?
Yes/No/DK *(Specify)*

2.2 MANAGEMENT OF BUILDINGS COVERED BY MAINTENANCE OPTIONS

2.2.1 What would have happened to the condition of the building(s) if the maintenance option had not been selected? *(Tick the one that most closely applies)*

Maintained to the same standard	
Maintained to a lower standard	
Maintained to the bare minimum	
Not Maintained (leading to on-going deterioration)	

2.2.2 What was the use of the building(s) prior to inclusion in the scheme? *(Tick all that apply)*

Used general storage	
Used livestock	
Used machinery	
Used crop storage/processing	
Other agricultural business use	
Used other (specify)	
Not used	

2.2.3 Has inclusion of the building(s) in the scheme affected building use in any way? Yes/No/DK

- If Yes *(Specify)*

2.2.4 Are there any plans for the building(s) after the end of the current agreement period? Yes/No/DK

- If Yes *(Specify)*

2.2.5 Have there been any direct or indirect benefits to your business as a result of the works? Yes/No/DK

- If Yes, please explain *(probe for improved efficiency, increased turnover, diversification etc.)*

2.2.6 Has the farm received grant aid from previous/alternative sources – ERDP/RDPE scheme? Yes/No/DK

- If Yes, were any of the currently funded buildings included and what works were undertaken?

3.2.7 Have you contracted out any of the work in maintaining the building(s)? Yes/No/DK

- If yes how many of these contractors are located within a:

30 minute drive time of the farm?	
60 minute drive of the farm?	
Elsewhere?	

3.2.8 Have you taken on any additional employees to carry out the maintenance? Yes/No/DK

- If yes, how many of these employees live within a:

30 minute drive time of the farm?	
60 minute drive of the farm?	
Elsewhere?	

2.2.9 Think about the way you have responded to the questions in this section on **the impacts of the maintenance option on the farm and business**

If overall you regard this an improvement, how much of this change is down to the scheme itself (as opposed to other factors or funding sources)?

None at all (0%)	A little (25%)	Some (50%)	Quite a lot (75%)	A great deal (100%)

2.2.10 Was the building(s) on a Local Authority Buildings at Risk Register? Yes/No/DK

2.3 MAINTENANCE OPTION PRESCRIPTIONS

2.3.1 What works have been undertaken to date? (Specify)

2.3.3 Has a maintenance log been made and kept up to date? Yes/No/DK

2.3.4 Are any further works planned? Yes/No/DK

- If Yes (*Specify*)

2.3.5 Has any advice on the extent or method of repair been sought? Yes/No/DK

- If Yes (*Who from*)

2.3.6 Who carried out the works?

2.3.7 Is the Maintenance Option sufficient to cover the works that are required on the buildings that are included in the D1/D12 option? Yes/No/DK

2.3.8 Have you noticed any benefits resulting from the maintenance works? *(Do not prompt: Tick all that apply)*

Landscape	
Historic environment	
Wildlife (e.g. Owls and Bats)	

2.3.9 How effective do you think the building maintenance option has been for the conservation of traditional farm buildings? *(Show prompt card of ES objectives)*

(On a scale of 1 to 5 how effective has the building maintenance option been? Where 5 is very effective and 1 is Not effective at all)

Effectiveness	On your farm	In your area
Landscape		
Historic Environment		
Wildlife		

Comments: *(Explanation of scoring)*

2.3.10 Were any buildings excluded because they were not 'weatherproof'? Yes/No/DK
 • If Yes, which buildings?

IF has HLS

2.3.11 Was the HLS HTB Restoration option considered for these buildings? Yes/No/DK
 • If not, why not?

2.4 MANAGEMENT OF WEATHERPROOF TRADITIONAL FARM BUILDINGS NOT INCLUDED IN THE SCHEME

2.4.1 What weatherproof buildings were not included in the scheme? (*List buildings and cross ref to plan*)

2.4.2 What were the reasons for not including these buildings in the scheme?

Not Important to maintain for the environment	
Did not need points to reach eligibility threshold	
Would be difficult to follow management prescriptions (specify)	
Other (specify)	

2.4.3 What is your maintenance policy for these buildings? (*Tick the one that most closely applies*)

Maintained to the same standard	
Maintained to a lower standard	
Maintained to the bare minimum	
Not Maintained (leading to on-going deterioration)	

2.4.4 What is the current use of the building(s)? (*Tick all that apply*)

Used general storage	
Used livestock	
Used machinery	
Used crop storage/processing	
Other agricultural business use	
Non-agricultural business use (Please specify)	
Used other (specify)	
Not used	

2.4.5 Do you plan any changes of use over the next 5 years? Yes/No/DK
 • If Yes (*Specify*)

2.4.6 Is the building(s) on a Local Authority Buildings at Risk Register? Yes/No/DK

Section 3: HLS Capital Works: HTB restoration projects

3.1 APPLICATION PROCESS

- 3.1.1 What made you decide to restore your traditional building(s)
- Why did you choose those particular buildings? (*Specify*)

- On a scale of 1 to 5 how important were the following:
- (*Where 5 is very important and 1 is Not important at all*)

Landscape	
Historic environment	
Wildlife	

- 3.1.2 What have been the benefits of the restoration project to yourself or the farm? (*Specify*)

- 3.1.3 Have you noticed any benefits resulting from the restoration project?

Landscape	
Historic environment	
Wildlife	
Other	
None	

- 3.1.4 Before applying for the restoration project did you read any advisory booklets?
(*Tick all that apply*)

None	
HLS handbook	
HLS: The Repair and Restoration of Historic Buildings Applicants' Guide	
NE229: Farming for the historic environment	
English Heritage HELM website: Caring for farm buildings	
English Heritage HELM website: The Maintenance and Repair of Traditional Farm Buildings: a guide to good practice	

- 3.1.5 Who worked on the preparation of the application?

- 3.1.6 Was the Applicants Information Form helpful in deciding whether to submit an application? Yes/No/DK (*Show form to refresh memory*)
- Were there any issues in completing the form Yes/No/DK
 - If Yes (specify)
- 3.1.7 Looking back as the application process as a whole, do you feel that additional help would have been beneficial? Yes/No/DK
- If Yes, Who from?
- 3.1.8 Was enough information about the scheme provided? Yes/No/DK
- 3.1.9 Did you understand how your application fitted into the NE Target Areas? Yes/No/DK
- 3.1.10 On a scale of 1 to 5 how useful was the Farm Environment Plan (FEP) (*Where 5 is very useful and 1 is Not useful at all*)
- 3.1.11 Was the site visited by a NE Historic Environment Advisor? Yes/No/DK
- IF yes, was the visit useful? How or why not?
- 3.1.12 Overall, were you satisfied with the application process? (*Where 5 is very satisfied and 1 is Not satisfied at all*)
- 3.1.13 Are there any areas where the application process could be improved? Yes/No/DK
- If Yes (specify)
- 3.1.14 Knowing what you know now, would you select the building restoration option again? Yes/No/DK (*explain*)

3.2 MANAGEMENT OF BUILDINGS RESTORED UNDER THE SCHEME

If more than 1 building/group of buildings restored repeat these questions.

3.2.1 What would have happened to the condition of the building(s) if the restoration project had not taken place? *(Tick the one that most closely applies)*

Maintained to the same standard	
Maintained to a lower standard	
Maintained to the bare minimum	
Not Maintained (leading to on-going deterioration)	

3.2.2 What was the use of the building(s) prior to restoration?
(Tick all that apply)

Used general storage	
Used livestock	
Used machinery	
Used crop storage/processing	
Other agricultural business use	
Non-agricultural business use (specify)	
Used other (specify)	
Not used	

3.2.3 Has the restoration work affected building use in any way?
 • If yes, please explain *(probe for diversification, new business development etc.)*

3.2.4 Are there any plans for the building(s) after the end of the current agreement period?
 Yes/No/DK
 • If Yes *(Specify)*

3.2.5 Have there been any direct or indirect benefits to your business as a result of the works?
 • If Yes, please explain *(probe for improved efficiency, increased turnover, diversification etc.)*

3.2.6 Has the farm received grant aid from previous/alternative sources – ERDP/RDPE scheme? Yes/No/DK
 • If yes, were any of the currently funded buildings included and what works were undertaken?

3.2.7 Have you contracted out any of the work in restoring the building? Yes/No/DK

- If yes how many of these contractors are located within a:

30 minute drive time of the farm?	
60 minute drive of the farm?	
Elsewhere?	

3.2.8 Have you taken on any additional employees to carry out the restoration? Yes/No/DK

- If yes, how many of these employees live within a:

30 minute drive time of the farm?	
60 minute drive of the farm?	
Elsewhere?	

3.2.9 Think about the way you have responded to the questions in this section on **the impacts of the restoration option on the farm and business**

If overall you regard this as an improvement, how much of this change is down to the scheme itself (as opposed to other factors or funding sources)?

None at all (0%)	A little (25%)	Some (50%)	Quite a lot (75%)	A great deal (100%)

3.2.10 Was the building(s) on a Local Authority Buildings at Risk Register? Yes/No/DK

3.3 RESTORATION WORKS

If more than 1 building/group of buildings restored repeat the questions (use supplementary pages).

3.3.1 Was the local authority conservation officer consulted? Yes/No/DK

3.3.2 Was a listed building consent application required (if listed or curtilage listed)? Yes/No/DK

3.3.3 Were you satisfied with the Management Plan produced? Yes/No/DK
(Comments)

3.3.4 Do you think that the approach to the repairs was reasonable? Yes/No/DK

3.3.5 Were there any disputed elements in the extent or approach to the repairs? Yes/No/DK

3.3.6 Do you think that the extent of the works undertaken was appropriate? Yes/No/DK

3.3.7 Were there any delays to the building contract or disputes while the works was carried out? Yes/No/DK

- Details:

3.3.8 What is your opinion of the length of time taken to complete the works?

Good	
Reasonable	
Too long	

3.3.9 Were there any implications for the farming business arising out of the works? Yes/No/DK

- Details:

3.3.10 Was the work inspected upon completion and prior to the payment of the grant? Yes/No/DK

3.3.11 Who carried out the inspection?

3.3.12 Were any issues raised? Yes/No/DK

- If Yes: (details)

3.3.13 Were you satisfied with the results of the restoration? Yes/No/DK

- If No, (details)

3.3.14 Do you have any plans for the building at the end of the Agreement period? Yes/No/DK

- If Yes: (details)

Section 4: Public benefits

Use separate recording sheets for each building/group of buildings

- 4.1 Is the building(s) directly accessible?
- Directly accessible by the public Yes/No/DK
 - Educational access Yes/No/DK
- 4.2 How visible is the building from publicly accessible areas in the landscape?
(*Visibility= High/Medium/Low*)

View Point	Yes/No/DK	Visibility
Public footpaths		
Public bridle paths		
CROW land (open access land)		
Roads		
Railways		
Residential housing		

Thank you very much for taking part in this interview. Your help with the research is greatly appreciated as it is important to get a range of different views and experiences. As mentioned before, the interview will be treated in strictest confidence.

The research will be completed by March next year and a summary of the findings will be published on the Natural England Website.

ANNEX 6: FARMSTEAD AND BUILDING RECORD FORM

ES MONITORING (Traditional Farm Buildings): Farmstead and Building Record

Contact details: *(Complete prior to the interview)*

Agreement Ref	
Region	
Character Area Name	
Agricultural Landscape Type	
Farm Address	
Post Code	
Building Location (If different to farm)	
Agreement Holder Name	
Telephone Number	
Date and Time of Interview	
Name of Interviewer	

PRE-CODED INFORMATION ABOUT THE AGREEMENT

Agreement Type: *(fill in from database) (Tick all that apply)*

Element of Environmental Stewardship	Tick all that apply
Entry Level Stewardship (ELS)	
Organic Entry Level Stewardship (OELS)	
Higher Level Stewardship (HLS)	

Traditional building option types: *(fill in from database) (tick all that apply)*

Option code	Option Description	Tick all that apply
ED1	Entry Level Stewardship (ELS): Maintenance of weatherproof traditional farm buildings	
HD1	Higher Level Stewardship (HLS): Maintenance of weatherproof traditional farm buildings	
OD1	Organic ELS: Maintenance of weatherproof traditional farm buildings	
UD12	Uplands ELS: Maintenance of weatherproof traditional farm buildings in remote locations	
HTB	HLS Capital Works: traditional building Restoration project	

D only

 HTB only

 D & HTB

D Target

 D Reserve

HTB Target

 HTB Reserve

SECTION 1: Site Assessment

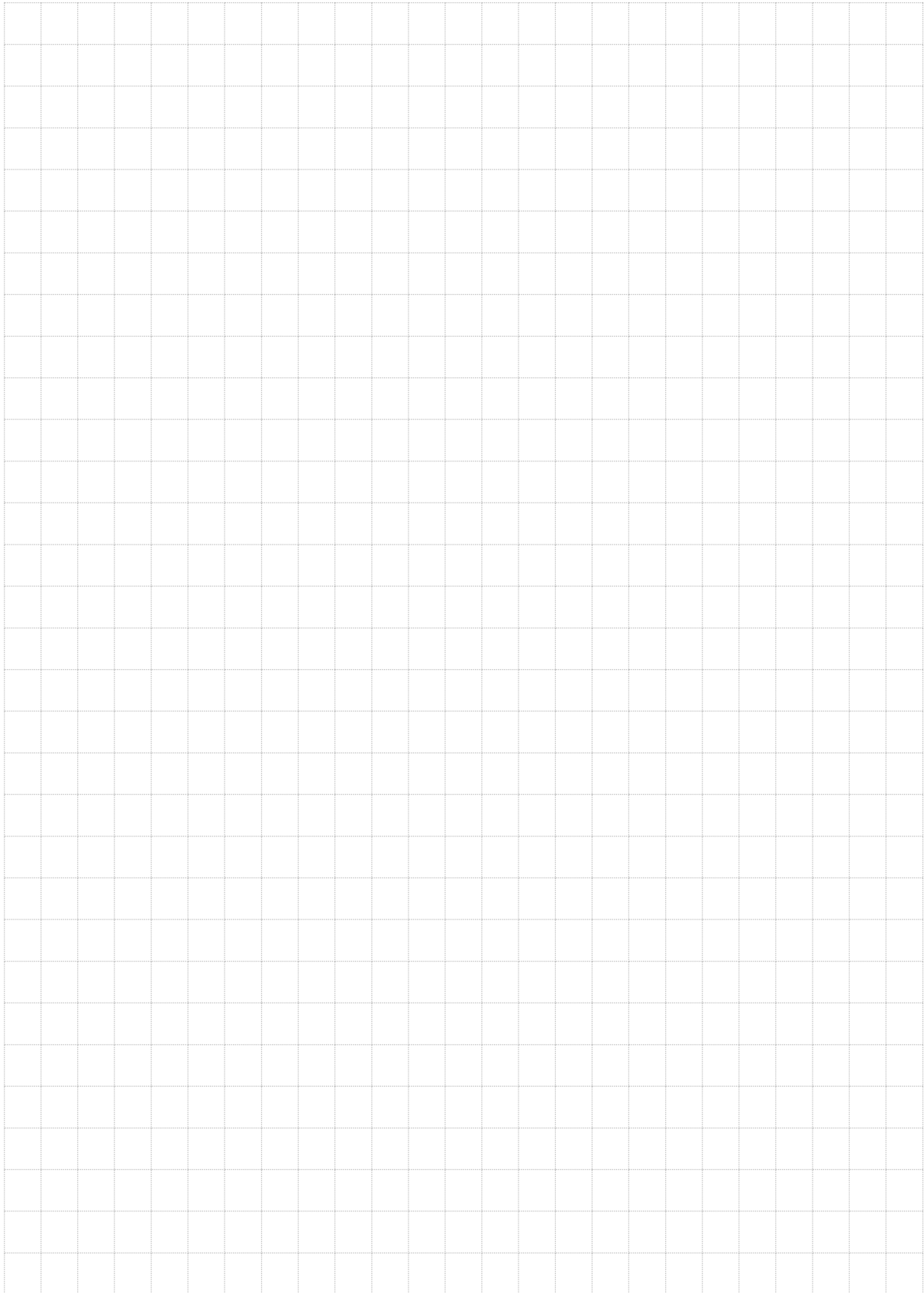
Location & Landscape Setting

NGR				
Landscape/Area Designation	National Park	AONB	Registered Park	Conservation Area
Location (short description)				

Farmstead Character

Plan type			
Scale	Small	Medium	Large

Site plan



Buildings

Bdg. No		Building Type	
Status	Listed: I II* II	Curtilage listed	UL SAM
Current Use		Inc. in ELS/HLS?	Yes No
Condition	Good	Fair	Poor
Description			
Is there any evidence for use by wildlife? If so, describe.			

Bdg. No		Building Type	
Status	Listed: I II* II	Curtilage listed	UL SAM
Current Use		Inc. in ELS/HLS?	Yes No
Condition	Good	Fair	Poor
Description			
Is there any evidence for use by wildlife? If so, describe.			

Bdg. No		Building Type	
Status	Listed: I II* II	Curtilage listed	UL SAM
Current Use		Inc. in ELS/HLS?	Yes No
Condition	Good	Fair	Poor
Description			
Is there any evidence for use by wildlife? If so, describe.			

Bdg. No		Building Type	
Status	Listed: I II* II	Curtilage listed	UL SAM
Current Use		Inc. in ELS/HLS?	Yes No
Condition	Good	Fair	Poor
Description			
Is there any evidence for use by wildlife? If so, describe.			

Section 2: D1/D12 Maintenance of weatherproof traditional farm buildings

If HLS HTB project only go to Section 3

Bdg. No.		Floor area (approx.)	
Maintenance work undertaken?	Yes	No	Uncertain
Notes			
Traditional materials used?	Yes	No	No
Is further work required?	Yes	No	No

Bdg. No.		Floor area (approx.)	
Maintenance work undertaken?	Yes	No	Uncertain
Notes			
Traditional materials used?	Yes	No	No
Is further work required?	Yes	No	No

Bdg. No.		Floor area (approx.)	
Maintenance work undertaken?	Yes	No	Uncertain
Notes			
Traditional materials used?	Yes	No	No
Is further work required?	Yes	No	No

Bdg. No.		Floor area (approx.)	
Maintenance work undertaken?	Yes	No	Uncertain
Notes			
Traditional materials used?	Yes	No	No
Is further work required?	Yes	No	No

Section 3: HLS Capital Works: HTB restoration projects

Repeat if necessary for individual HTB buildings

Bdg. No.	Building type		
Description of works			
Quality of works	High	Medium	Low
Removal of inappropriate features/materials?		Yes	No
If yes, what?			
Has there been post-restoration maintenance		Yes	No
If yes, what?			
Has there been post-restoration change of use		Yes	No
If yes, what?			
What impact has the change of use had?			
NATURE CONSERVATION			
Retention/introduction of wildlife friendly features?			
Permanent access >10cm square		Yes	No
Platform >3m high suitable for barn owls		Yes	No
Nesting boxes for birds		Yes	No
Other (describe)		Yes	No
Is there evidence for their use? (note what use)		Yes	No
Other nature conservation interest? (describe)		Yes	No

Application Supporting Information

Repeat if necessary for individual HTB buildings

Bdg. No.		Building type		
Farm Environment Plan (FEP) in relation to traditional farm buildings:				
Did the FEP correctly identify the traditional farm buildings by their present and historic functions?		Yes	No	
Did the FEP accurately date the buildings?		Yes	No	
Were internal fixtures and fittings identified?		Yes	No	
Was the significance of the buildings correctly identified?		Yes	No	
If no to any of above, describe				
Overall assessment of the accuracy of the FEP:		High	Medium	Low
If Medium or Low, why?				
Natural England Assessment (desk)				
Was the NE scoring assessment reasonable?				
Overall assessment of the accuracy of the NE scoring:		High	Medium	Low
If Medium or Low, why?				
Natural England Assessment (field)				
Was the NE scoring assessment reasonable?				
Overall assessment of the accuracy of the NE scoring:		High	Medium	Low
If Medium or Low, why?				
Management Plan				
How well did the Management Plan present an understanding of the significance and sensitivity of the building?		High	Medium	Low
If Medium or Low, why?				

SECTION 4: Public benefit

Building No./Group					
How visible is the building from publicly accessible areas?		High	Medium	Low	
Notes					
Have any direct access arrangements been made allowing greater public access to the farmstead/building than would normally be the case?				Yes	No
If yes, what?					
Contribution of building to landscape character		High	Medium	Low	
Significance of Farmstead group		High	Medium	Low	
Significance of individual building		High	Medium	Low	
Benefit for nature conservation		High	Medium	Low	
Notes					
Have there been missed opportunities?		Yes		No	
If yes, what?					
Any additional comments/observations on the evaluation of the agreement?					

SECTION 5: Summary

Provide a summary of your thoughts about the effectiveness of the scheme in relation to this farmstead, drawing on both the interview with the Agreement Holder and the survey of the farmstead.

ANNEX 7: STAKEHOLDER INTERVIEW SCHEDULE

Environmental Stewardship Monitoring and Evaluation Framework

Ref: 25648: Evaluating the effectiveness of Environmental Stewardship for the conservation of historic buildings

Stakeholder Interview Schedule

1. Process

HTB: Restoration

- Setting up the HTB process (governance)
 - Steps in setting up the process
 - Staffing resources and organisation
 - Funding
- Evolution of the HTB process
 - Changes over the duration of ES
 - Nature of the changes
- Strengths and weaknesses of the process
 - What worked well and what was less successful
 - Lessons learned
 - Best practice to be carried forward

D option: Maintenance

- The D option process
- Evolution of the D option
- Strengths and weaknesses of the process

2. Effectiveness

HTB: Restoration

- Has the HTB process resulted in effective ES outcomes:
 - Historic environment
 - Landscape
 - Wildlife
 - Access
- Key factors influencing success and failure

D option: Maintenance

- Has the Maintenance option process resulted in effective ES outcomes
- Key factors influencing success and failure

3. Future scheme development

HTB: Restoration

- Restoration as an approach to conservation
- ES best practice to be carried forward
- New elements to be included
- Management and organisation (governance)
- Targeting and resourcing

D option: Maintenance

- Maintenance as an approach to conservation
- ES best practice to be carried forward
- New elements to be included
- Management and organisation (governance)
- Targeting and resourcing

**ANNEX 8: TRADITIONAL HISTORIC BUILDING RESTORATION IN HLS:
ASSESSMENT CRITERIA FOR FARM BUILDINGS (THBRF)**

Targeting Historic Building Restoration in HLS: Assessment Criteria for Farm Buildings		Version 1.2 November 2008
Significance		
1. Date of building	<ul style="list-style-type: none"> • Pre 1750 • 1750 - 1914 • Post 1914 	8 4 2
2. Status	<ul style="list-style-type: none"> • Listed • Curtilage/Conservation Area/Local List • No listing 	4 2 1
3. Style of building	<ul style="list-style-type: none"> • Vernacular • Designed • Industrially produced 	4 4 1
4. Survival of the farmstead as a whole	<ul style="list-style-type: none"> • Substantially intact – less than 25% change • Partial Loss – 25% -50% change • Significant Loss – more than 50% change • Major loss: More than 75% change 	16 8 4 0
5. Significance of the farmstead	<ul style="list-style-type: none"> • Rare survival in area • Representative farmstead type for the area and period • Unrepresentative farmstead type for area 	16 8 4
6. The farmstead's contribution to historic landscape character	<ul style="list-style-type: none"> • Significant Contribution • Limited contribution • No contribution 	8 4 2
7. Individual interest of the building	<ul style="list-style-type: none"> • Rare survival • Representative building type for the area and period • Unrepresentative building type for area 	16 8 4
8. Fittings and Fixtures Internal fittings and fixtures that add to its character and are associated with the use e.g. stalls, grain bins, machinery	<ul style="list-style-type: none"> • Rare original features survive • Typical original features survive • Partial loss of original features or survival of secondary features • All original features removed 	8 4 2 0
9. Additional Interest e.g. Graffiti, ritual marks, tallies (Incremental)	<ul style="list-style-type: none"> • Unusual feature of historic interest • Feature associated with use of land/ritual • Constructional marks 	4 2 1
Vulnerability		
10. Building fabric	<ul style="list-style-type: none"> • Particularly rare or vulnerable fabric • Traditional • Not original but still largely traditional • Extensive use of non-traditional materials 	16 8 4 0
11. Changes to Building	<ul style="list-style-type: none"> • Original form • Largely original form • Largely changed 	8 4 2
12. Potential for Adaptation	<ul style="list-style-type: none"> • None, or low economic potential • Some potential for non original re-use • High potential for change to new use 	16 8 4

Value for Money

13. Extent of restoration work required to safeguard & weatherproof building	<ul style="list-style-type: none"> Minimal Substantial work required Extensive rebuilding/structural work that would affect integrity or interest of building 	Ineligible 8 Ineligible
14. Urgency of work at present time	<ul style="list-style-type: none"> Imminent collapse, ongoing/significant structural failure Significant water ingress, minor structural repairs No immediate concern 	16 8 0
15. Impact of expected use	<ul style="list-style-type: none"> No loss of integrity or character Little change in fabric or character Significant intervention 	8 4 Ineligible
16. Landscape amenity value	<ul style="list-style-type: none"> High Medium Limited 	16 8 4
17. Wildlife interest	<ul style="list-style-type: none"> Evidence of protected species Tangible evidence of use, current or past None 	4 2 0
18. Public access	<ul style="list-style-type: none"> Public/educational access to building Permitted route adjacent or close to building Clearly visible from permitted route 	16 8 4

Total Score

Additional assessment :

Only for use in instances where resources are limited

Anticipated Grant aid value: £k

Pounds per point ratio: Anticipated grant aid value / total score =

Farm Name:	
Building:	Date:
Adviser:	Pre-visit or Post-visit assess

Source: Natural England

ANNEX 9: NATURAL ENGLAND MODEL MANAGEMENT PLAN BRIEF

Brief for a Management Plan at

[REDACTED]

Prepared for:

Prepared by:

Reference: Please quote on all correspondence

1. Introduction

[REDACTED] Farm stands on the site of a former Cluniac Priory; the house incorporates part of a fourteenth century (monastic) building whilst earthworks and traces of a series of fishponds can be seen to the south and west. The threshing barn is a large, vernacular, stone and timber-framed structure with a traditional stone tiled roof, situated in a loose courtyard plan. It is a Grade II Listed (number) and located at NGR [REDACTED].

Natural England has made an initial assessment of the proposals. The value of any restoration to the Scheme is that the barn is an unusual survival: a largely original, substantial seventeenth century threshing barn of 13 bays including 3 threshing floors, with some later alterations to include several outshuts. The repair of which would secure its future as a working agricultural building visible from several public rights of way. In a restored condition, the barn's function in the historic farmstead would be more readily visible and enhance the appreciation of local landscape character for a wider audience.

Natural England and the Agreement Holder would hope to commence building works as early as possible in 2010.

Objectives of this Brief

HLS funding is dependent on the Agreement Holder (Farmer) commissioning a Management Plan to:

- Record and understand for what the building is currently valued, so its historic fabric and other significant values can be accounted for in any grant-funded work (EU/HLS funding for repairs is predicated on this)
- identify a suitable Repair Strategy & agree
- undertake all essential surveys
- provide a full Specification and Schedule Of Works for those repairs
- undertake a Tender exercise based on the above.

This Brief helps the Agreement Holder to obtain a clear quote from a competent consultant(s) to prepare the Management Plan.

Quoting consultants should prepare a proposal to detail:

- How they will fulfil the Brief- a Method Statement.
- Who – identify the professional expertise of Plan contributors.
- When - a proposed timeline for completing the Plan, to include key lead-in, consultation, consents, and tender stages.

Quotes must:

- Itemise (task/time/cost) each separate requirement of this Brief
- Include all relevant surveys and professional fees
- Include breakdown of expenses and meetings
- Propose full and final costs
- Clearly identify any Contingency items for unknowns or additional work deemed to be appropriate.
- Provide an indication of your likely professional fees for overseeing the building contract from mobilisation to practical completion.

Quotes should be presented to the Agreement Holder at the above address. NE may assist in assessing value for money of quotes based on past experience. The consultant who has produced the accepted quote will be commissioned in writing by the Agreement Holder, not by NE. They should allow for a meeting to confirm the requirements of the Plan and the preferred route for a repair strategy to be explored.

Note: The threshing barn is a working building for most of the year round for livestock and hay storage. It is likely the consultant will be required to carry out all necessary surveys during an available window of opportunity negotiated with their Client, our Agreement Holder.

Natural England's '*Applicants Guide to the Restoration of Historic Buildings under the Higher Level Environmental Stewardship Scheme*', explains in more detail the principles of funding under agri-environment schemes, eligible and ineligible work, and should be referred to fully as necessary.

Repairs or other work to historic building(s) receiving grant aid that contradicts this or other Scheme guidance would be a breach of Agreement with Natural England, and may result in financial penalties being applied.

Any queries on the Brief should be addressed to [REDACTED], Natural England by email and copied to [REDACTED].

[REDACTED]@naturalengland.org.uk
[REDACTED]@naturalengland.org.uk

Attachments:

(HLS) Applicants Guide

Required format for the Management Plan:

Part One:

Briefly identify, evaluate and understand the separate historical, wildlife and landscape values of the building(s).

1) Survey, Recording and Analysis

Undertake a brief photographic record of the building only to record details of any structural or internal features of historical significance.

Undertake a site survey as **appropriate to record in sufficient detail for the purposes of informing the likely repair strategy & Specification**, the:

- form of the building(s)
- structural features of historic importance and their detail e.g.
 - blocked doorways and windows
 - masonry joints
 - changes in internal levels
 - timber framing & roof construction - battens and torching method
 - internal features relating to use
- observations on use of materials and methods of construction
- condition survey of individual detail, features and elements of the building(s) as appropriate, including structural engineers report where necessary.

Illustrate the above using a floor plan and drawings (to scale or fully dimensioned).

If necessary, illustrate using 'phased' plans, elevations or annotations of photographs as appropriate.

The drawn record will form a permanent archive record of the building(s). The aim is to follow at least a Level 2 visual and descriptive survey as defined in '*Understanding Historic Buildings – A guide to good recording practice*' (English Heritage product code 51125 and available at www.helm.gov.uk under guidance library).

The recorded information should be examined to answer questions relating to the presence or absence of original features or materials, to inform and provide justification for, the repair and restoration schedule.

2)b Observations by NE that will inform Repair Strategy

Preliminary observations indicate the issues below need addressing, although it is recognised other or more specific questions will be raised by closer analysis. The extent of the repairs should be limited to what is reasonably necessary to make failing elements sound and capable of continuing to fulfil their intended functions.

- Consider provision for structural engineer's report for stonework and timbers.
- What impact would the necessary repairs to the building have on the farm business? Is there a balance to be achieved between the extent of repair and reinstatement and continuing practical agricultural use? For example: the extent of the more modern openings that have been cut through on the field side of the structure may have impacted on the stability of the framing but maybe are considered necessary for tractor access (hay storage).
- Following on from this, what is the most appropriate way to differentiate between the more modern openings and the traditional threshing doors?
- What is the most appropriate style and configuration for the one area of welsh slate roof on the cow shed on the west elevation?
- Openings: numerous openings glazed and unglazed represent different uses at different times – what would be the best treatment?
- Drainage: investigate whether exposure and/or reinstatement of full extent of cobbles will be sufficient to solve issues present on yard side of barn (west elevation). What, if any, are the issues on the field side?
- Of the panel coverings and infill, what are legitimate phased developments and what are progressive repairs? Can this information give us a point to which we should be restoring back? Where repairs to framing are due to take place, how will this affect the surviving historic covering? i.e. if the timber frame covering is to be removed then what is the argument for taking the infill back to an earlier period/phase rather than reinstating 'like for like'?
- Consideration should be given to conserving the stone flags/mangers/ wall recesses/ machinery/ lofts and any other internal features of note.

The emphasis is on limited intervention, a good timber and stone work repair schedule using local materials and the sensitive repair of the traditional roof covering.

The Management Plan will need to consider the most appropriate timescale for the works to ensure that farming practices will not be unduly disrupted whilst providing the space necessary to undertake storage and repair of materials.

2) Wildlife Survey

Certain species using the building(s) may be protected under the UK Wildlife & Countryside Act (1981) and/or European wildlife legislation, lists can be found at:

<http://www.naturalengland.org.uk/conservation/wildlife-management/licensing/habsregs.htm> or by contacting the local Natural England office.

Using a phased survey approach: Identify the location of any wildlife which use the building(s) either seasonally or throughout the year and consider their requirements.

If protected species are found, a licence may be needed before work can take place. Measures to mitigate against the effects of the restoration work and the legal obligations of the owner under the relevant wildlife legislation should be taken into account when compiling the plan and Schedule Of Works. Where possible, or required by law, the needs of protected species should be incorporated into the completed restoration.

3) Statement of Significance

A one page statement is needed summarising the different values of the building, and their relative significance. These values might include the preservation of the building's historic fabric, the visible contribution it makes to the surrounding landscape, its public and wildlife values.

This statement should inform the subsequently chosen Repair Strategy, but is a standalone viewpoint. It should identify the key conflicting values or constraints that need to be considered in the building's repair and use.

4) Repair strategy

- Identify works required to bring the building(s) back to good repair, based on the 'informed conservation' approach and justified by the evidence collected in 1 to 3.
- Prioritise repairs on the basis of what can be considered *essential* to reduce the risk of short-term decay and deterioration of the barn rather than *desirable* to complete a full restoration and to ameliorate longer-term decay.
- Note: staging works over several years may be desirable to the Agreement Holder and the consultant should explore this.

5) Provide for sourcing local skills and materials where possible.

NE in the West Midlands Region have a policy of supporting local timber growers, local stone producers, green woodworkers and craftsmen in traditional skills in support of the Regional Rural Forestry Framework, Historic Environment Strategy and in response to climate change.

Submit the Draft Management Plan to NE and the Agreement Holder before progressing to Part Two of the Management Plan.

Allow for up to four weeks for NE and the Agreement Holder to comment on the Plan and subsequent re-drafting. A site meeting to discuss the Repair Strategy & consent issues and agreeing the terms of Part Two.

Part Two:

Provide a detailed Specification and Schedule of Works, Tender and Report.

Method:

6) Building Repairs and Alterations

Using information from Part One, identify the work (which is eligible for funding under Environmental Stewardship) needed to restore and repair the building(s) taking account of its historic, landscape and wildlife values. Prepare a full Specification for materials and work methods, together with a Schedule Of Works in order for comparable quotations from building contractors to be obtained.

Submit the Specification and Schedule Of Works to Natural England for any final comments before issuing tender documents to building contractors.

7) Tender and Tender Reporting

- Obtain up to 3 competitive quotes (3 unless agreed with NE) from building contractors who can demonstrate experience of sensitive building conservation projects and familiarity with the construction and materials.
- Evaluate and make an assessment of the tenders to provide a brief written recommendation to the Agreement Holder and NE and the owner as to which offers best value.

8) Reporting Requirements

- o 2 printed and bound A4 copies to Natural England (Alternatively a fully referenced single digital .pdf format file containing all files).
- o An additional 2 copies of Part One of the Management Plan (building analysis and recording) should be submitted to the Historic Environment Record at Herefordshire Council to constitute a permanent archive of the building(s).

Obligations:

Natural England grant funds a Management Plan entirely without prejudice or obligation to provide further funding. There is no obligation on the Agreement Holder in this regard.

Any further application to fund repair of the building(s) will be considered by Natural England on its merits. Success depends on whether the proposals are acceptable both technically and financially, continue to meet the objectives of the Environmental Stewardship Scheme in competition with other applications and if the budgets are available to meet Natural England priorities.

It is the responsibility of the owner to ensure all consents (such as Listed Building Consent, Scheduled Monument Consent) and licenses (such as Protected Species) for the work have been obtained.

ANNEX 10: EXAMPLE OF EFFECTIVENESS SCORES FOR MEETING ENVIRONMENTAL STEWARDSHIP OBJECTIVES

UID	Item No.	Building Type	Grade	Landscape Designation	Visibility	Lands. Char.	Group	Building	Wildlife	VfM
1	1	Barn - combination			H	M	M	M	M	2-M
2	5	Barn			M	H	H	H	M	1-H
2	6	Barn			M	H	H	H	M	1-H
2	7	Granary			M	H	H	H	M	1-H
3	1	Group - U plan range			H	H	H	M	M	1-H
4	1	Cart shed	Curt		H	M	M	M	L	2-M
5	1	Barn and cart shed	Curt		L	H	M	M	M	3-L
6	1	Barn	II	AONB	L	H	H	H	M	1-H
7	2	Hop kiln	II		H	H	H	H	M	1-H
7	3	Cart shed	Curt		H	H	H	M	M	1-H
7	4	Stable	Curt		H	H	H	M	M	1-H
8	1	Barn	II		M	M	H	H	M	1-H
9	1	Stables - Stud farm			H	H	H	M	L	2-M
9	3	Covered yard			L	M	M	H	M	2-M
10	1	Cattle Shippon & hayloft	Curt		L	H	H	H	M	1-H
11	1	Cart shed and hemmels	Curt	AONB	M	M	M	M	M	3-L
11	3	Cattle open fronted shed	Curt	AONB	L	M	M	M	M	3-L
12	1	Stable/granary	II		H	H	M	H	M	1-H
12	2	Barn	II		H	H	M	H	M	1-H
13	1	Bank barn		AONB	M	H	M	M	L	2-M
14	13	Cattle shed		AONB	M	H	H	M	L	2-M
14	14	Cow house		AONB	M	H	H	M	L	2-M
14	15	Cattle shed		AONB	M	H	H	M	L	2-M
14	16	Cattle shed		AONB	M	H	H	M	L	2-M
14	19	Water tower		AONB	H	M	N/A	M	L	1-H
15	1	Field Barn			L	H	N/A	M	M	3-L

ANNEX 11: CONDITION ASSESSMENT OF TRADITIONAL FARM BUILDINGS FOR D OPTIONS

HLS Condition assessment of Traditional Farm Buildings for HD1 option:

Component Condition	Roof coverings	Structural Walls	Timber Structure	Doors, windows, fascias etc
A (Optimal)	<ul style="list-style-type: none"> ▪ Weatherproof ▪ No slippage or holes in cladding ▪ Ridges/hips complete and intact (no breakages) ▪ RWGs intact, effective and essentially uncorroded 	<ul style="list-style-type: none"> ▪ Weatherproof ▪ Wall faces plumb or only negligible change of line ▪ No more than negligible Cracking to surfaces ▪ Wall face & pointing/plaster intact & not decayed ▪ No vegetative colonisation 	<ul style="list-style-type: none"> ▪ Rooflines intact without severe deformation ▪ Wall frame faces plumb or nearly so (or only historic movement) ▪ No defects threatening integrity of structure ▪ No active movement or decay 	<ul style="list-style-type: none"> ▪ Weatherproof, with surface finish in sound condition ▪ Fully intact and undecayed ▪ Ironmongery intact, essentially uncorroded and in operating condition ▪ glazing c.99% intact
B (Fair)	<ul style="list-style-type: none"> ▪ Cladding units including ridge and/or hip tiles may show some slippage /cracking/minor holes or punctures allowing only minimal leakage ▪ RWGs intact and working but may need some maintenance 	<ul style="list-style-type: none"> ▪ Some movement and/or cracking to walls not threatening stability of structure ▪ Some/slight deterioration to external wall faces ▪ no significant water leaks ▪ No damage from invasive vegetation 	<ul style="list-style-type: none"> ▪ may be some fractures and/or noticeable historic movement ▪ Bowing but not failed timbers ▪ only minor areas of soft or decayed timber ▪ no defects threatening stability of structure 	<ul style="list-style-type: none"> ▪ Generally intact but may need some redecoration ▪ glazing generally intact ▪ only minor, local softness or decayed components, doors or windows ▪ Ironmongery generally intact ▪ may be some evidence of leaks
C (Poor)	<ul style="list-style-type: none"> ▪ Cladding units, ridges, hip tiles slipped or missing locally or in widespread areas and/or generally unsound. ▪ Clear holes or punctures ▪ RWGs incomplete, broken, leaking ▪ Water damage 	<ul style="list-style-type: none"> ▪ Leaning and/or failing walls seriously threatening stability of structure ▪ Severely decayed or eroded wall face or pointing ▪ Severely decayed external plaster/render coating ▪ Earth wall faces seriously decayed and/or collapsed ▪ Significant vegetative colonisation ▪ Water damage 	<ul style="list-style-type: none"> ▪ Movement or fractures threatening stability of structure ▪ Severe lean to frame threatening stability of structure ▪ Severely fractured or failed members ▪ Line of structure impaired ▪ Joints may be displaced, separated or parting 	<ul style="list-style-type: none"> ▪ Many missing, rotten and/or failed components ▪ Ironmongery, if present, is decayed, failed, and/or detached in part or all

Issue 24/07/07

Source: Natural England, 2007, (personal communication).