

Appendix 2: Review of Built Heritage Actions from the 2006 Conservation & Management Plan

This document is a review of the recommended actions in Byrom Clark Roberts' report in the Port Sunlight Conservation & Management Plan (2006) with regards to the built historic environment. Page numbers noted in the 'Action' column refer back to this document. The reviewed actions cover residential properties, public buildings, garages, public realm and street furniture. The review notes any suggested actions in Byrom Clark Roberts' report and if they were completed, partially completed or have not yet been completed. For any outstanding works the review will explain why these works have not yet commenced and suggest next steps to complete the action (if applicable), including ongoing projects within Port Sunlight Village Trust. If applicable, the 'next steps' will feature in the Action Plan of the new Conservation Management Plan (CMP).

Abbreviations

HLF – Heritage Lottery Fund

LLBCO – Local Listed Building Consent Order

SPAB – Society for the Protection of Ancient Buildings

WBC – Wirral Borough Council

Item	Issue	Action	Complete	Partially complete	Incomplete	Next steps	Transfer to new CMP?
1	Information gathering	Condition database will need to be regularly updated to reflect ongoing works (pg 18).	Condition survey has been updated.		Review format and layout of survey database to make it user-friendly for PSVT Operations Team. Provide training to Operations Team to update	Cyclical survey work to be undertaken by PSVT's Asset Management Officer (Conservation).	X

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					survey as works are completed.		
2	Illegal alterations	Need for some form of enforcement action to address uPVC windows, conservatories and rainwater goods (pg 19). Trust to partner with WBC to establish action group/working party to consider appropriate 'enforcement action' - enforcement and encouragement with grant aid (pg 29).		Ongoing issue - Conservation Adviser working in partnership with WBC. LLBCO is helping with this issue as residents identify inappropriate designs.		<p>Work with WBC to develop and implement an enforcement strategy and to resolve heritage enforcement issues.</p> <p>Implement and enforce heritage policies across all areas of the organisation.</p> <p>Identify properties with the worst enforcement issues.</p> <p>Review PSVT's restrictive covenants and assess feasibility of enforcement.</p> <p>LLBCO Phase 2. PSVT set up meeting with WBC</p>	X

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						to establish working group. Also, organise meeting with Cullimore Dutton to discuss Restrictive Covenant and if it can be used for enforcement.	
3	Advice available to property owners	Need for education/information on standards of maintenance and repair to be made available to residents/property owners (pg 20).	Conservation professionals now in post. Gazette articles, residents' website, site visits and volunteering in condition survey.	Review residents' communication and engagement in response to residents' survey – access to information for all.		Be a centre of excellence for heritage conservation, and champion best practice, materials, methods and standards.	X
4	Shortage of contractors with heritage skills	Compile list of 'approved contractors and craftspeople' (pg 20). Tradespeople looking to work in the village must submit application with references to the Trust (pg 29).	List of approved contractors/craftspeople on residents' website - these details are			Advocate for heritage skills and develop schemes to increase access to qualified tradespeople and	X

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			provided once suitable references have been supplied.			<p>conveyancing professionals.</p> <p>Develop heritage skills traineeships in partnership with further and higher education institutions and other heritage sites.</p> <p>Promote the value and importance of certified heritage skills tradespeople and professionals.</p> <p>Expand PSVT's approved heritage tradespeople list.</p>	
5	Inappropriate repairs/alterations leading to heritage loss	Trust to provide help and advice regarding appropriate works (pg 20).	Conservation posts to provide advice. PSVT has two conservation professionals in post: a full-time Asset			Be a centre of excellence for heritage conservation and champion best practice, materials, methods and standards.	X

Item	Issue	Action	Complete	Partially complete	Incomplete	Next steps	Transfer to new CMP?
			Manager (Conservation) and a part-time Heritage Conservation Officer.			<p>Work with Wirral Borough Council to resolve heritage enforcement issues.</p> <p>Implement and enforce heritage policies across all areas of the organisation. Identify properties with the worst enforcement issues.</p> <p>Review PSVT's restrictive covenants and assess feasibility of enforcement.</p> <p>Publish residents' and tenants' handbooks for Port Sunlight.</p>	
6	Poorly maintained properties leading to heritage loss	Encourage owners to regularly maintain properties (pg 20).	Cyclical maintenance for PSVT properties.			Develop and implement a stakeholder engagement	X

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			Owner/occupiers are advised to regularly maintain their properties via the residents' website.			<p>strategy concerning the new Conservation Management Plan.</p> <p>Launch a new dedicated residents' website for Port Sunlight.</p> <p>PSVT to investigate the possibility of in-house maintenance service becoming available to private owners.</p>	
7	Redundant TV aerials	Removal of redundant TV aerials – installers should remove when erecting new equipment (pg 20). List of approved installers compiled - firms asked to include removal of redundant equipment as part of services (pg 21).	LLBCO document mentions removal of redundant satellite dishes/aerials. Virgin Media installation was researched but found to be inappropriate			N/A	

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			for the village. Kimptons and Chubb are frequently used for PSVT-owned properties.				
8	Conservatories causing maintenance issues	Conservatories erected must allow maintenance access. Trust to provide good examples of conservatories (pg 21).	Conservation Adviser currently gives advice on acceptable designs.		Donald Inshall designed an example which could be shared on the residents' website.	Develop design guidelines for new work, extensions and additions, and public realm.	X
9	Modern street furniture	Remove modern, inappropriate street furniture (pg 22).				Develop public realm improvement strategy, including design guidelines and sustainable maintenance with WBC. Implement plan.	X
10	Inconsistent road surfacing	Roadways and road crossings to be restored from tarmacadam to stone setts or paviers - strategy of improvements with local			Currently WBC and PSVT do not have the financial resources to	Develop public realm improvement strategy, including design guidelines and sustainable	X

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		authority highways department (pg 22).			complete this work. Speeding is an issue – recommend installing 5-6 rows of cobbles at busy junctions - seek advice from highways department at WBC.	maintenance with WBC. Implement plan. Develop and implement a transport strategy for Port Sunlight.	
11	Redundant building - Hesketh Hall	Find new use for Hesketh Hall and carry out urgent works (pg 24).	New use found - now apartments.			N/A	
12	Redundant building - The Lyceum	Find new use for The Lyceum (pg 24).	Partly used as office space by Paddock Johnson architects and PSVT for events and the Social Club.			Develop and implement a site master plan for the use of all public buildings and open spaces.	X

Item	Issue	Action	Complete	Partially complete	Incomplete	Next steps	Transfer to new CMP?
13	Redundant building - former Girls' Hostel	Find new use for the Girls' Hostel's upper floors (pg 24).	Now PSVT offices and archives.			Develop and implement a site master plan for the use of all public buildings and open spaces.	X
14	Redundant building - The Cottage Hospital	Find new use for The Cottage Hospital (pg 24).	Now Leverhulme Hotel and Spa.			N/A	
15	Social change	Commission social study to better understand changes in residential population (pg 25).	Residents' Survey completed in January 2017.			Develop 21st-century facilities and services. Undertake regular household surveys.	X
16	Redundant/under used former allotment spaces	Appropriate uses to be found for former allotments (pg 25).	Garages have replaced former allotments in some instances. In others, there are open green spaces.			Develop and implement a site master plan for the use of all public buildings and open spaces. Map sites identified for improved biodiversity and assess feasibility. Introduce new uses and	X

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						planting/maintenance strategies at suitable sites. Garages to be included in cyclical condition survey work.	
17	Lack of facilities for young people	Provide facilities/new developments for young people, including a playground. Element of affordable housing? (pg 25/26)			Assess residents' survey results - is there a demand for it?	Develop 21st-century facilities and services.	X
18	Advice available to contractors and residents	Set up information library of appropriate maintenance and repair techniques (pg 29).		Helpful tips on residents' website - will be expanded in new website.		Develop and implement a stakeholder engagement strategy concerning the new Conservation Management Plan. Launch a new dedicated residents' website for Port Sunlight.	X

Item	Issue	Action	Complete	Partially complete	Incomplete	Next steps	Transfer to new CMP?
						<p>Deliver education and engagement sessions for the Port Sunlight LLBCO.</p> <p>Publish Port Sunlight residents' and tenants' handbooks.</p>	
19	Costs of living in a listed building/conservation area	Advice on costs to assist owners' budgeting (pg 29).		Where possible Conservation Adviser advises.		<p>SPAB – 'Look Before You Leap' workshop to be held - all residents and contractors welcome.</p> <p>Identify policy initiatives and lobby central and local government to improve opportunities and resources for care of heritage.</p> <p>Develop incentives for supporting and recognising</p>	X

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						excellence in heritage conservation, including accreditation schemes, grants and case studies.	
20	Expensive repairs often left until replacements are required	Owners take advantage of group tenders (pg 29).	Is in place, but do owners make use of it?		Trust be more proactive in offering this.	Launch a new dedicated residents' website for Port Sunlight. Develop and implement a stakeholder engagement strategy concerning the new Conservation Management Plan.	X
21	Residents unable to pay for repairs leading to heritage loss	Trust seek ways of offering financial assistance to private residents (pg 29).				Develop incentives for supporting and recognising excellence in heritage conservation, including accreditation	X

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						<p>schemes, grants and case studies.</p> <p>Identify policy initiatives and lobby central and local government to improve opportunities and resources for care of heritage.</p>	
22	Factory/village links	Link between factory and village to be re-established (pg 30).		Efforts have been made to re-establish the link, ie PSVT events sponsored by Unilever and Unilever exhibit at Port Sunlight Museum.			X