

LISTED BUILDINGS AT RISK (September 2025)

Total number of listed buildings in Hull: 482 Total number of listed buildings At Risk in Hull: 11 (24 individual)

Listed Building at Risk	Grade/ Date Listed	Year Added to Register	Ownership	Condition	Notes
The Strand, Brunswick Avenue	II/ 1993	1999	Building: Kimti Investments Ltd Curtilage land to the east and west of the building: Planet Limited	'Ruined but stable shell' following fire damage on 30 April/1 May 2016	<p>Background Summary:</p> <ol style="list-style-type: none"> 1. SPD 18 Brunswick House and the Stand adopted 8 June 2021. The document advises on the development potential and parameters of the site. 2. Attempts to acquire the site by agreement have been unsuccessful. 3. A Repairs Notice has been issued against the building on two occasions – 15.07.16 and 16.02.22. The notices have not been complied with. 4. Following non-compliance with the Repairs Notice the Council have the option to CPO the building under S48 of the Listed Buildings Act. 5. A position has been reached that the CPO of the site should be linked into the disposal of Brunswick House, to allow re-development of a wider area. 6. In 2023 letters have been issued to the registered owner of the building to highlight their responsibility to keep the building safe. No responses have been received. 7. It was planned that Brunswick House will become vacant by September 2024. In the lead up to that date and in advance of marketing the wider site, a review of the legal requirements and a decision taken as to whether or not to progress with a CPO.

				<p>Considerations:</p> <ol style="list-style-type: none"> 1. The building is within a significant state of structural decay. 2. The site is subject to trespass and occupation, which leaves members of the public at risk. 3. Development of the building as a single entity will likely result in a high 'conservation deficit' and require enabling development to make the building attractive to a developer. 4. A de-listing application could be submitted to remove a requirement to need listed building consent to demolish the building. This risks setting a precedent for this route to become an option to dispose of a listed building. 5. If the building becomes at risk of collapse a section 78 notice under the Buildings Act could be issued to enforce demolition of the building. <p>Options:</p> <ol style="list-style-type: none"> 1. Pursue CPO for the individual building. The Council would inherit the risks of structural failure and keeping the site safe from trespass and occupation. 2. Instruct Legal to commence options for forced sale of the site to allow it be put out for auction. 3. Pend CPO until vacancy of Brunswick House to allow strategy for wider enabling development of the site. 4. Submit an application for de-listing the site. <p>November 2025 –</p> <ul style="list-style-type: none"> • A specialist structural survey has been completed for the building. This has confirmed that the building is in a poor and dangerous condition, but not at immediate risk of
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					<p>collapse. The building is at risk of further 'progressive instability' over a 2-10 year period.</p> <ul style="list-style-type: none"> • A Cabinet report is being prepared by the Head of Public Protection to review the overall future of the site. <p>Actions:</p> <ul style="list-style-type: none"> • Work is ongoing to present a report to Cabinet to agree on future actions.
George Lamb Memorial Chapel, Lambert Street	II/ 1992	1999	Building: Lambert Properties (Hull) Ltd Curtilage land to the west of the building: North Drive Properties Ltd	'Ruined but stable shell' following fire damage on 15 April 2015	<p>Background Summary:</p> <ol style="list-style-type: none"> 1. The ownership of the site is split into two different companies – Plot 1 contains the buildings and Plot 2 contains vacant land to the west. 2. Costs of safe demolition, scaffold and monthly inspection since the 2015 fire has resulted in a substantial land charge against the building. This has been added to the Land Registry. 3. Deputy Leader Decision Record signed in 2020 resulted in a Forced Sale of the building in September 2022. The building failed to sell at the sale. 4. The payment of the land charges are outstanding to the Council, and accrue monthly. 5. In November 2023 a meeting was undertaken with the owner of the building. Owner confirmed that land charge is preventing them from developing the site.

					<p>Considerations:</p> <ol style="list-style-type: none"> 1. The land charge against the building is a significant barrier to its sale and re-development. Any subsequent development is likely to have a low profit margin or a 'conservation deficit'. 2. The building is capable of restoration, with options residential or community use, subject to securing planning permission and listed building consent. 3. A CPO of the building can be progressed under the Listed Buildings Act. If the CPO progresses the Council would in effect inherit the land charge debt. 4. By serving a CPO the Council would inherit the monthly charges for inspection of the building. <p>November 2025 -</p> <ul style="list-style-type: none"> • Working is continued to obtain an asset evaluation for the listed building. • Correspondence has been issued to the owner but without reply. <p>Actions:</p> <ul style="list-style-type: none"> • Review further action upon receipt of asset valuation.
Hennebique concrete workshop, Caroline Street	II/ 1978	2000	Allam Developments Ltd	Poor	<p>Background summary</p> <ol style="list-style-type: none"> 1. Planning applications have previously been refused for residential conversion of the building. An Appeal against refusal of one of the applications was dismissed in 2019. Refusal was given on the grounds of public harm of the loss of employment land.

					<p>2. In the Summer of 2023 a prospective developer of the building commenced with pre-application discussions with the Council.</p> <p>3. Applications 24/00192/LBC and 24/00191/FULL were submitted in March 2024 to propose a change of use and relevant alterations to the listed building.</p> <p>4. November 2024 - Urgent works have been completed to remove part a dangerous structure along Caroline Street.</p> <p>5. Applications 24/00192/LBC and 24/00191/FULL have been approved.</p> <p>November 2025 – An application for the discharge of condition (refs: 25/01022/CONDET and 25/01025/CONDET) has been made.</p>
Hydraulic Tower And Pump House, St Andrews Dock	II/ 1994	2018	Andrew Quay Hull LLP	Very Poor	<p>Background Summary:</p> <ol style="list-style-type: none"> 1. The building has been subject to fire damage in 2015 and is missing its roof and fenestration. It is in a poor condition. 2. An application for the demolition of the building was refused in December 2017. 3. Applications for the development of the Hydraulic Tower and Pump House have been granted in 2019 and 2022 but have not been implemented. 4. The listed building is located within the St Andrew's Dock Conservation Area. The Conservation Area is on Historic England's Building at Risk Register. 5. A meeting was held in January 2024 with Historic England to review options for the St Andrew's Dock Conservation Area overall. A report is to be prepared on the future of the Conservation Area, and its individual buildings.

					<p>Considerations:</p> <ol style="list-style-type: none">1. The redundancy of the St Andrew's Dock restricts options for future uses for the listed building.2. The Conservation Area is continually subject to trespass and vandalism. This is placing a stress on Police and Fire Services.3. A Repairs Notice can be issued against the building to reinstate its roofs and windows. However the serving of a notice will not stop future deterioration or vandalism of the building. <p>February 2025 –</p> <ul style="list-style-type: none">• Further assessment has been taken of the feasibility of securing grant funding to assist with implementing an Urgent Works or a Repairs Notice against the listed building. Advice has been received that any request would unlikely be granted as the site is high risk, and buildings are vulnerable to further damage.• Any further actions for the listed will likely need to address the ownership of the wider area, and restoration taken as part of a wider regeneration of the site. <p>November 2025 – A further meeting has completed with Historic England on the 22 August 2025 to discuss the overall St Andrew's Dock Conservation Area. Advice was given on available funding for the preparation of a Master Plan. A draft character appraisal is being presented to Area Committee and Planning Committee on the 17th and 18th November, retrospectively. Public consultation will take place on the draft document in December and January.</p>
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					<p>Actions:</p> <ul style="list-style-type: none"> • Review the future of the Conservation Area after completed of public feedback.
Trafalgar Street church, Beverley Road	II/1991	2020	Nelope Properties	Fair	<p>On Track</p> <p>Background Summary:</p> <ol style="list-style-type: none"> 1. The building has been long-term vacant and subject to lack of maintenance and suffering structural faults to architectural elements. 2. The building was granted planning permission for change of use and works of alteration against applications 17/01246/FULL and 17/01247/LBC. 3. A National Heritage Lottery Heritage Fund grant for external works was awarded in August 2021. Issues with the withdrawal of the contractor resulted in a delay on commencement of the programme of works. 4. During 2023 National Lottery allowed a revised Grant Application to allow the programme of restoration works to commence. 5. Works commenced on site in November 2023, with an anticipated completion date of April 2024. <p>Considerations:</p> <ol style="list-style-type: none"> 1. The commencement of works has identified further potential structural issues which will need to be resolved as part of the restoration of the building. <p>November 2025 –</p>

					<ul style="list-style-type: none"> The Council's Major Projects team have amended the scope of the NLHF funding to allow further works to the Church's tower. Approval is pending with the National Lottery. If approved are approved works will be completed in 2026.
Former City Temple at Corner of Madeley Street.	II/1994	2023	Ownership: Hessle Road House Ltd.	Significant fire damage and partial demolition to rear section of the building. Repair works required to make good rear elevation of principal section of building.	<p>Background Summary:</p> <ol style="list-style-type: none"> 1. The building has a history of planning permission and listed buildings consent (17/01435/FULL & 17/01573/LBC) for residential conversion. 2. The building was subject to an arson attack on the 22 May 2023. A Section 78 Building Act Notice was issued to require urgent demolition of part of the building. 3. A meeting was held with the owner of the site in December 2023. Agreement was reached that temporary works would be completed to the building by the end of January 2024. Minor works to make the building secure were undertaken following the meeting. However, works to repair the roof, temporarily secure the opening within the rear of the chapel and cover over the window openings have not been undertaken. 4. The former Sunday School element of the building remains in a partially collapse and dismantled condition. 5. An internal review has been completed of the expediency of issuing a Repairs Notice against the listed building. The outcome has identified that the serving of a notice is high risk given the history of approval for the demolition of the section of being which a notice would be served against. Any such Notice would likely be legally challenged. 6. Ongoing negotiations will take place with the building owner to provide support for the submission of a new

					<p>development scheme for the listed building, and to support in the identification of a developer for the site.</p> <p>Considerations:</p> <ol style="list-style-type: none"> 7. The building is currently structurally stable. However, long term it's condition will need to be reviewed if the condition of the building results in rot or infestation to the structural timbers. 8. The building is identified as being structurally capable of being converted as per the 2017 applications (for residential use). <p>November 2025 – Further correspondence has been sent to the owner to request action, but without reply.</p>
Nos.1 Jarratt Street and 12 Grimston Street	Grade II (1973)	2024	Younis Khan, Sowdon Property Group. Feb 2022.	Unauthorised works and poor condition.	<p>Background Summary:</p> <ul style="list-style-type: none"> • The building was sold via Auction in February 2022. Between the sale of the building and August 2022 the listed building was stripped of a majority of its internal fixtures. • Between August and November 2022 internal plasterwork was partially stripped from the building. Externally the building was re-plastered, but not in accordance with listed building consent requirements. • The internal and external condition of the building is therefore unauthorised, with a high cost of restoration required to make good the heritage asset.

					<ul style="list-style-type: none"> • The building has been granted conditional consent and planning permission - 22/00829/LBC & 22/00825/FUL – by 24.04.2024 Planning Committee, with timed conditions for the submission of further information. • The building remains at risk until the discharge of condition takes place and restoration commences. • A meeting on site on the 11 November 2024 identified that the listed buildings had additional structural faults, which were not resolved within the above referenced applications. • Advice was given that a full structural survey should be completed and new application should be submitted by the time of the February Buildings at Risk Report. • An update has been provided in January 2025 that the owner has not been able to appoint a specialist structural engineer and matters have not progressed. • In May 2025 it was identified that the applicant has failed to comply with the time-phased conditions for applications 22/00829/LBC and 22/00825/FUL. <p>November 2025:</p> <ul style="list-style-type: none"> • A Breach of Condition Notice was served on 9 July for non-compliance of the conditions of application 22/00825/FUL. The applicant failed to comply with the Notice. Formal action again non-compliance has commenced. • Application 25/00481/LBC was received on the 30 May 2025 to request consent for structural remedial works. It has been identified that the works have been completed
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					<p>before the determination of the application. An enforcement review is taking place.</p> <ul style="list-style-type: none"> • Following the meeting of the 19th August 2025 an application for discharge or variation of condition has not been made. • It has been identified that internal works have commenced to 1 Jarratt Street in convention of application 22/00829/LBC. • An enforcement review is being completed.
Former Charterhouse (Infants) School.	Grade II (1994)	2024	Cube Yorkshire Ltd.	Vacant and un-finished change of use. Poor condition.	<ul style="list-style-type: none"> • In 2014 consent and planning permission - 14/00404/LBC & 14/00403/FULL – were granted for the change of use and of alteration of the school to residential use. • The development commenced but was left unfinished and with unauthorised works which resulted in an urgent works notice being served in 2019 (19/00318/WORKLB). The notice has not been complied with in full. • Developed has ceased and the building has been left in an un-finished condition. • The building requires being made watertight and structurally secure, and architectural elements re-instating. • The owners of the building are not responding to correspondence, and it is scheduled that a Repairs Notice will need to be served on the building. • Urgent works Notice served against the building 13 June 2024. The schedule was not adhered too by the building owner. • The owner of the listed building responded to a final warning letter and met on site with the Principal

					<p>Conservation Officer and Enforcement Officer in December 2024.</p> <ul style="list-style-type: none"> • An agreement was reached that works of repair and making the site safe should be undertaken to comply with the Urgent Works Notice Schedule. • During January 2025 works commenced to remove litter and flora from the listing building. Full compliance with the Urgent Works Notice is pending. • In May 2025 the owner of the building has been notified of potential grant funding for the building, but has failed to acknowledge correspondence. <p>November 2025 –</p> <ul style="list-style-type: none"> • Quotes are being chased for an independent valuation of the building. • Further correspondence has been sent to the owner to request action, but without reply. <p>Actions:</p> <ul style="list-style-type: none"> • Review further actions to be completed upon receipt of asset valuation.
Tower Cinema, Anlaby Road	Grade II (1973)	2024	Tokyo Industries	Vacant and deteriorating condition of the building.	<ul style="list-style-type: none"> • The Cinema has several structural defaults – failure of the covering of the domes, cracking faience and water penetration into the structure of the building. • Discussions to secure restoration works of the building have not progressed positively. • A Repairs Notice is being drafted to secure restoration works to the building to make it structural secure and watertight.

					<ul style="list-style-type: none">• An Urgent Works notice was served against the building on the 10th June 2024. The registered owners have not complied with the schedule of required works.• Further to November 2024 one tender was received for the undertaking of works in default to the listed building, as specified within the Urgent Works Notice. This estimated that repairs would be in the region of £60,000.• The owner of the listed building has not complied with the Urgent Works Notice schedule.• An internal review has determined that it is not considered expedient to undertake urgent works in default for the tender quote provided. This is for the reason that the Urgent Works would only be a temporary fix and would not address on-going condition matters. <p>November -</p> <ul style="list-style-type: none">• Enforcement are preparing a Cabinet Report to present options for the serving of a Repairs Notice against the listed building. This would give the potential option of Compulsory Purchase.• No quotes were received from issued tenders to undertake a valuation of the building.• Further work is being undertaken to procure an asset evaluation, to inform on further options for the building. <p>Actions:</p> <ul style="list-style-type: none">• Review further actions to be completed upon receipt of asset valuation.
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17-30 Albion Street	1952	2025	Ownership – Various individual owners .	Condition – External features require repair and maintenance. No.24 – identified damage to guts and requirement to undertake internal assessment.	<p>November 2025:</p> <ul style="list-style-type: none"> • A review of individual conditions has been completed. • Letters of notification have been sent to each individual owner. • A response received from 25-30 Abion Street, stating that works partially completed and more scheduled when the weather improves. <p>Actions:</p> <ul style="list-style-type: none"> • A request to complete an internal site visit to No.24 will be chased.
14 Bishop Lane	1981	2025	THE UNICA GROUP LTD	Listed building is in a poor condition with a partial roof.	<p>November 2025:</p> <ul style="list-style-type: none"> • An initial letter has been sent to the owner. • Further action is pending a reply from the owner.