Department for
Communities
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Historic Environment Division

Report

The Protocol for the Care of the Government Historic Estate

Autumn 2026



This report and accompanying appendices document was submitted to the Communities Committee of the NI Assembly in Summer 2026. Further information is available on request from: **historicenvironmentenquiries@communities-ni.gov.uk** or **heritagecounts@communities-ni.gov.uk**

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Cover Image: Children exploring Bellaghy Bawn as part of European Heritage Open Days (Gavin Burns)

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Contents

Introduction – the purpose of the Protocol report 2025 4

The 12 Points of the Protocol 5

Summary of findings 6

The 12 Points of the Protocol - good practice examples 8

Reflecting on the 2025 Report - Next Steps 45

Appendices - Departmental returns to Protocol questionnaire 52

Introduction – the purpose of the Protocol report 2025

The Protocol for the Care of the Government Historic Estate lays down a consistent approach to the management of heritage assets which are in the Northern Ireland Government's ownership and care.

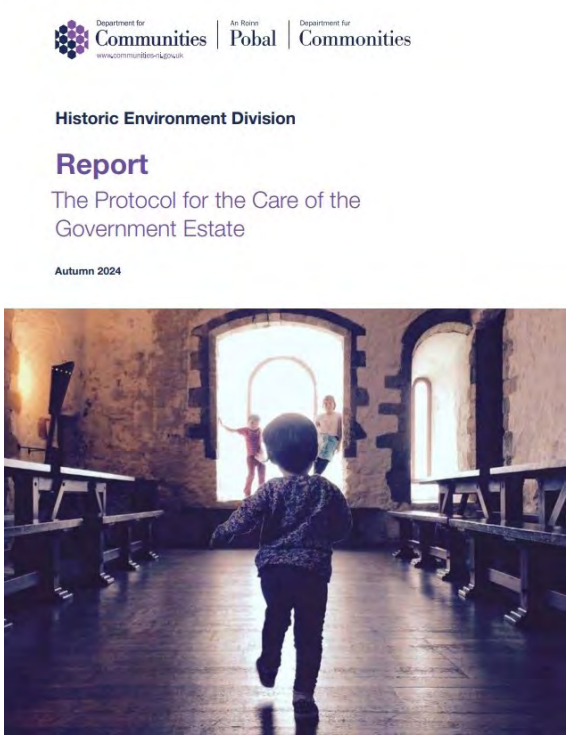
Whilst the focus of the Protocol appears to be mainly on buildings, and these will often form the principal assets cared for by a public body, information on all 'heritage assets' is included[1].

> 'Heritage Assets are buildings and landscapes, buried remains and historic areas of architectural or historic interest. Some of these assets have statutory protection as listed buildings or scheduled monuments. Others are included in designated conservation areas, historic parks and gardens, World Heritage Sites, National Parks and Areas of Outstanding Natural Beauty'[2]

Under the Protocol, Northern Ireland Government is obligated to set a good example in the care of its historic estate; the Protocol standards are widely understood and accepted to be a benchmark of good conservation management for public bodies. The Protocol standards have developed from UK guidance established in the 1990's and subsequently devolved to Northern Ireland.

Under point 10 of the Protocol, each department must report on implementation to the Historic Environment Division (HED) of the Department for Communities every two years. It must then report to the Communities Committee of the Assembly.

This is the sixth report on the Care of the Government Historic Estate in Northern Ireland[3]. The report encompasses returns from all Departments for the period 2023-2025 who own and/or have responsibility for maintaining historic assets. This report reflects good practices which have been evolving and improving over the years since the Protocol was adopted by the Northern Ireland Executive in 2012.



The cover of the previous report on the Government Historic Estate in Northern Ireland for the period 2021-2023

1 The protocol is primarily concerned with the care/maintenance of historic buildings. To maintain a heritage asset the asset must firstly be a manmade object of heritage value, its location must be known and it must be capable of being maintained. As a result, a number of 'heritage asset' types have been excluded from the reporting process. These are battle sites, maritime heritage sites and heritage assets recorded on the sites and monuments record (SMR) as un-located, non-antiquate, or a natural formation.

2 **Protocol for the care of the Government Historic Estate**

3 See link for previous bi-annual reports: **Protocol for the Care of the Government Historic Estate | Department for Communities (communities-ni.gov.uk)**

The 12 Points of the Protocol

The full protocol is published online[4] but at its core are the 12 points that the Northern Ireland Executive has agreed to follow to achieve this aim. The 12 points provide a framework for each Government Department to lead by example – identifying understanding and managing their own historic estates and individual historic assets.

1. **Nominate a heritage officer;**
2. **Use consultants and contractors with appropriate qualifications and expertise;**
3. **Ensure the significance of any heritage asset is taken into account when planning change;**
4. **Commission regular condition surveys;**
5. **Implement a planned programme of repairs and maintenance;**
6. **Protect heritage at risk;**
7. **Work to keep buildings in active use;**
8. **Comply with statutory procedures that regulate work to heritage assets;**
9. **Ensure a high standard of design in any new work and in the alteration of the historic environment;**
10. **Prepare biennial conservation reports;**
11. **Identify and record heritage assets;**
12. **Ensure that the historic environment is included in climate change action plans**

In answer to Point 10 of the Protocol, in February 2025, a questionnaire was issued to Departmental Heritage Officers, asking them to provide information on each of their heritage assets, including details of statutory protection and the condition of any structures they or their Arm's Length Bodies were responsible for during the preceding two years. They were asked to summarise the building or structures' management and use, any issues faced by the asset, including vacancy and climate change issues. They were also invited to provide examples of how their historic estate sets a positive example in the Care of the Government's Historic Estate. Departments and their Arm's Length Bodies provided information to HED and their responses are included in Appendix A.

Responses were received from The following NI based bodies:

The Department of Agriculture, Environment and Rural Affairs

The Department for Communities

The Department of Education

The Department of Finance

The Department of Health

The Department for Infrastructure

Translink

The Department of Justice

The Executive Office

The Northern Ireland Assembly

Northern Ireland Water

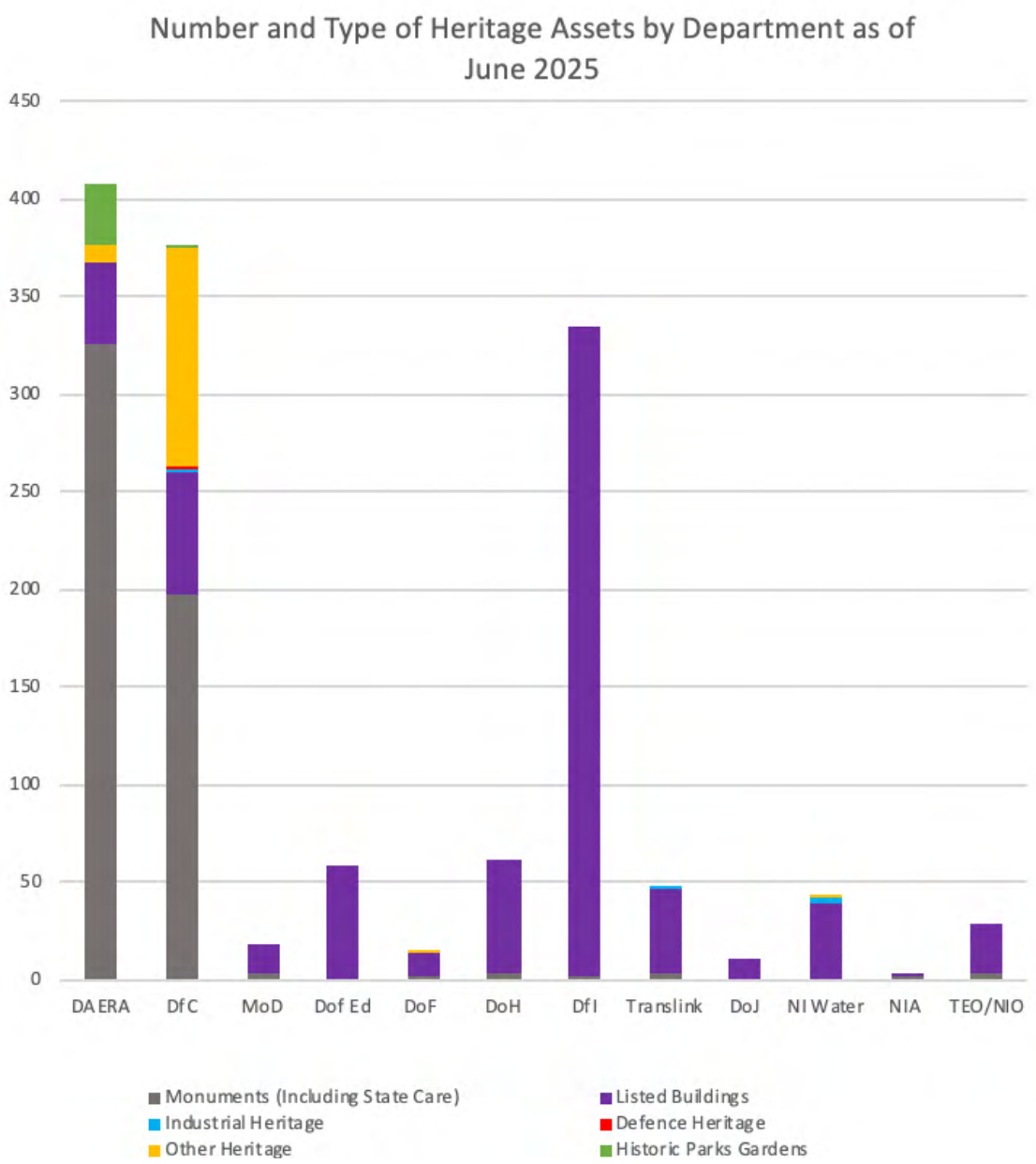
HMRC and the Department for the Economy confirmed that they do not have any heritage assets under their care.

The Ministry of Defence also provided a report on its NI assets.

[4] **Protocol for the Care of the Government Historic Estate | Department for Communities (communities-ni.gov.uk)**

Summary of findings

The Chart below represents numbers and types of heritage assets across each Department as reported by them to the Historic Environment Division (HED).[5]



[5] DfC does not hold up to date data on ownership of heritage assets as there is no legal requirement upon owners to report sales or disposals to the department. It is thus not able to independently verify that all assets in the government estate have been reported to it.

The Table below indicates numbers and types of heritage assets across each Department. Please note that these are figures reported by Departments

	Monuments (Including Sate Care)	Listed Buildings	Industrial Heritage	Defence Heritage	Other Heritage	Historic Parks Gardens
DAERA	325	43	0	0	9	30
DfC	197	63	1	2	112	2
MoD	3	15	0	0	0	0
Dof Ed	0	59	0	0	0	0
DoF	2	11	0	1	1	0
DoH	3	58	0	0	10	0
DfI	1	333	0	0	0	0
Translink	3	43	2	0	0	0
DoJ	0	10	0	0	0	0
NI Water	0	39	3	0	1	0
NIA	1	1	0	0	0	0
TEO/NIO	3	26	0	0	0	0
Total	**538**	**701**	**6**	**3**	**123**	**32**
Overall Total	**1403**					

The 12 Points of the Protocol - good practice examples

Below are a range of case studies and sample responses demonstrating how each of the 12 points of the protocol have been actioned by a government department since the last report in 2023.

1. Nominate a Heritage Officer

'A person from within each organisation should be responsible for ensuring that the policies and procedures for the historic environment[6] are in place. The officer should be a person at an appropriately senior level in the conservation or property management structure of the organisation. This person will collect and maintain information on historic assets within the department or agency and monitor conservation activity. They will act as a focal point of liaison with the Department for Communities Historic Environment Division (HED). They should be aware of heritage issues pertinent to their responsibilities and also ensure that property managers are trained and aware of their responsibilities under the Protocol'.

We asked Departments:

Are you the nominated heritage officer?

A. If yes, what contact do you have with the property managers in your organisation on these issues?

B. If no, how is heritage information disseminated?

100% of Departments responded that they have a nominated heritage officer.

The Heritage Officer should be:

- A person responsible for oversight & ensuring that all procedures are in place.
- An appropriately senior person. The focal point for liaison with HED.
- Ensuring property managers trained and aware of responsibilities
- This person can ensure that staff are aware of available guidance.

The grade, job title and responsibility of Heritage Officers varies greatly. Considered as a team, there is an enormous wealth of experience and skill amongst the group. Examples of Heritage Officer roles and responsibilities include:

[6] The Historic Environment is that part of our environment which has been affected by the action of man. The term highlights the wider context in which heritage assets are located and which can be relevant to their appropriate management.

- Principal Architect,
- Senior Archaeologist,
- Built Heritage and Capital Projects Manager,
- Asset Manager,
- Estate Developer,
- Major Capital Works Officers,
- Grade 7 within Project Delivery and Maintenance Branch - Estate Transformation Division,
- Chartered Surveyor,
- Head of Estates,
- Members of Chartered Institute for Archaeologists (CIFA)
- members of the Institute of Historic Building Conservation (IHBC),
- Chartered Civil Engineer,
- Project Manager,
- Head of Building Services.





Images: Departmental and Arm's Length Body Heritage Officer training and tour of Bellaghy Bawn in September 2025.

2 Use consultants and contractors with appropriate qualifications and expertise

'It is strongly recommended that specialist conservation practitioners, appropriate to the nature and significance of the asset and the scale of works, are used to prepare condition surveys and to advise on any works of alteration or repair. This also applies to works of research, evaluation and investigation. For new work, it is critical to engage an architect with suitable expertise to help ensure high quality design.

Similarly, advice on archaeology should be obtained from specialist practitioners with recognised professional expertise.

For certain schemes the continuity of a practitioner's knowledge of a historic structure will be a vital component of a successful conservation scheme. The success of schemes involving historic assets can also often be dictated by the chosen procurement route and form of contract. Appropriate contracts should provide adequate flexibility to safeguard quality of design, quality of workmanship, control of specification and a facility for re-measurement to allow for unforeseen items, which may well arise during works to historic buildings.

The advice of a relevant Centre of Procurement Expertise should be sought at an early stage on any procurement issues or contractual arrangements."

We asked Departments:

Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

Examples of existing good practice responses include:

'Properties Division, work closely with, and appoint architects from Construction Division with specialist knowledge of working on Historic Buildings, to take forward any work required to keep our Listed Estate in good order. If external consultants are required, then we engage CD/PSD to appoint consultants or contractors who can demonstrate the appropriate skill set to carry out work on Listed properties adhering to any input and advice from HED.' – Department of Finance

'We utilise the DoF Property Management Framework (PMF) for all planned preventative maintenance (PPM) and reactive work, ensuring that only qualified professionals carry out essential maintenance and repairs. For larger projects, we manage procurement and oversight through the DoF via the ICT Framework. This structured approach guarantees that all consultants and contractors engaged in our projects meet the required professional standards, ensuring high-quality service delivery and compliance with relevant regulations.' – Northern Ireland Assembly

The ID PM appoints professional consultants and contractors with the appropriate expertise from the NI Water Procurement Frameworks; IF182 PC21 Professional

Services Framework for Consultants and IF105 Integrated Frameworks Partnership for Contractors. To be appointed to these Frameworks, the Consultants and Contractors must demonstrate capability, expertise, past experience, resources etc.… with the highest scoring tenderers being appointed. Also, at project level on specialist projects such as Historic Estates, project references are considered before awarding sub-packages of work.' – Northern Ireland Water

'Consultants are normally appointed from design team frameworks procured by DoH Health Estates. Selection is evaluated against criteria related to healthcare design, not conservation but some framework consultants do have conservation qualifications and experience. Where appropriate the ALB will appoint a specialist conservation practice to undertake the project, or to work in conjunction with an existing design team and DoH Health Estates (DoH HE) will assist with this. Contractors are normally appointed from the Trusts works Term Service Contract (TSC) for minor works or the DoH Dynamic Shortlisting System (DSS) list of pre-qualified contractors. Selection of TSC and DSS is evaluated against criteria related to healthcare experience, not conservation but contractors with specialist conservation expertise can be procured where appropriate and DoH HE will assist with this. – Department of Health

'SCHB Project Sponsors are responsible for compiling detailed specifications for tendered works via Construction and Procurement Delivery (CPD) in DfI with a requirement that contractors must have demonstrable experience working with historic fabric. HED also have our own in-house Conservation Works Team who undertake conservation repairs across the State Care Estate.' – Historic Environment Division, Department for Communities



Images: Works at Bellaghy Bawn, August 2025. Bellaghy Bawn contains listed buildings and is also a State Care site.

3. Ensure the significance of any heritage asset is taken into account when planning change

'Understanding the heritage asset informs the selection of appropriate measures for repairs, alteration, management and re-use or disposal. This will help reconcile other objectives such as operational requirements, estate rationalisation, energy conservation and building security. To gain a comprehensive understanding of the heritage asset, it may be necessary to commission further research, survey and investigation, the extent of which should be proportionate to the nature of the asset and its significance[7]. Any management guidance should be based on accurate information about the heritage asset: such as plans, reports, photographs and an inventory of contents. Management plans should also be made to help minimise the risk of loss of historic fabric or character; to help with disasters, and to maintain an emergency plan.'



Image: Bellaghy Bawn, contains Listed Buildings and is also a State Care site, is from the time of the plantation of Ulster which began in 1609 and is located on an early Christian settlement. Careful consideration has been ongoing to consider changes which might best suit the building. Advice from HED's Archaeologists and HED's Architects ensured both Scheduled Monument compliance and Listed Building Consent were achieved. Carefully considering the significance of sites when making changes and caring for them through regular maintenance means that the past can be appreciated and understood by current and future generations.





WW2 Barrage Balloon Moorings at Stormont Estate, Belfast. These were large balloons filled with hydrogen under which were hung steel cables, and into which low-flying aircraft could collide. When raised they forced enemy aircraft to fly at higher altitudes, making them more vulnerable to attack by friendly fighters and anti-aircraft guns. Despite the passage of time and changes to Stormont Estate, these Defence Heritage[8] assets have been retained and information about them sign-posted, ensuring their significance is taken into account.

[7] Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. The two guidance documents are available at: **Conservation Principles guidance | Department for Communities (communities-ni.gov.uk)**

[8] **Defence Heritage | Department for Communities**

We asked Departments:

Where change has been proposed, how has the significance of any heritage asset affected been factored in?

Are heritage impact assessments (HIAs) standard?

Do you have any current Conservation Management Plans for your heritage sites?

Overall, a third of returns stated that HIAs are standard, however others stated that they are on a case-by-case basis following advice from HED on whether they are required. Almost 60% of returns noted having current Conservation Management Plans (CMPs) in place for their assets. This is a significant improvement from just over half of returns in 2023.

Examples of existing good practice responses include:

'Where change has been necessary—for example, to meet modern functional requirements or improve accessibility—it has been designed to be both sympathetic and reversible, using materials and methods that respect the building's original construction and aesthetic …The overarching aim has been to preserve and, where possible, enhance the significance of Parliament Buildings, ensuring that any change is both respectful of its past and responsive to present and future needs… The Northern Ireland Assembly Commission engaged Jonathan Baird, a DoF Principal Architect to develop a comprehensive 10-year Conservation Management Plan for Parliament Buildings in 2024. This plan will ensure the long-term preservation of the site while addressing the challenges posed by climate change and modern accessibility requirements. As part of this initiative, a Disability Access Survey has been conducted to enhance inclusivity while maintaining the historical integrity of the building. These efforts reflect our commitment to safeguarding our heritage assets through careful planning, sustainable conservation practices, and ongoing adaptation to environmental and accessibility needs' – Northern Ireland Assembly.

'The continuation of a Built Heritage Working Group at each of the National Museums NI museum sites, has facilitated ongoing focus on how proposals will impact on the significance of our built heritage, ensuring a conservation based approach is taken. Proposals are developed by the Estates Team in discussion with the Conservation Architect, and where required, Curators and Collections Care teams, to ensure that proposed interventions are appropriate to the historic building and the estates team consult existing records and archives to ensure a clear understanding of the significance of the building fabric in all projects concerning historic buildings as a matter of course.

In addition, discussion of such across our Built Heritage Working Groups continues to raise awareness of significance and appropriateness to our wider teams. Formal Statements of Significance have been drawn up for all the heritage assets at Ulster Folk Museum, as part of the Conservation Planning process, and this is being rolled out across our sites. An accompanying significance/condition matrix has been generated, which is updated and circulated at 6 monthly intervals, and assists in prioritization of works against established significances and potential vulnerability impacts…

To date, Conservation Planning at Ulster Folk Museum has facilitated a formal policy framework which sets out the need to carry out heritage impact assessment for each proposal going forward on the site.

Generally, this approach is taken across the National Museum NI sites as matter of course, and it is intended that formalization follows for our other sites in due course…

In 2024, a Conservation Management Plan was prepared for the Ulster Folk Museum; while this was prepared in the context of the wider Reawakening, it looks at the significance of all the heritage assets on the site, and the significance of the museum site itself. This has provided us with a framework for managing and maintaining our Cultra buildings in the long term, and will be formally reviewed periodically going forward through our Built Heritage Working Group. It is intended that a Conservation Management Plan will follow this financial year for Ulster American Folk Park, and later for Ulster Museum.' – National Museums NI

'When works are proposed to any asset the heritage status (scheduled, listed, or other) of the structure is noted by the ALB (or DoH HE for major works) and the appointed design team is required take into account all relevant planning policies and material considerations, including the intrinsic importance of the heritage merit as part of the decision making process when developing proposals. These considerations are weighed against other factors, such as the needs and potential benefits of the proposed development against funding streams available. Development or changes to listed assets would be subject to listed building consent and engagement with DfC HED generally by the ALB or DoH HE as well as the Design Team engaged.

HIAs are standard for SHSCT where it liaises with all relevant bodies on significant projects that affect its listed buildings. Other ALBs do not require HIAs unless a condition of planning or required for a planning application. SHSCT is developing conservation plans within its Estates & Sustainability 5 Year Strategy which includes heritage sites. Other ALBs do not have conservation plans.' – Department of Health

'AOP is located within a site of approx. 20 acres and has ambitious re-development plans. In 2018 AOP received DfC approval for a Strategic Outline Case to redevelop its estate with a view to improving sustainability and increased economic impact. Over the intervening years we have been working on the development of an OBC (outline business case) as the next step in this process. All existing properties and the grounds across the entire site have been considered as part of the OBC development process, not just heritage assets. A number of options, which include demolition (of non-heritage buildings), new-build and refurbishment, have been identified. A Conservation Management Plan for Armagh Observatory, completed in November 2019, was updated in December 2024 and is an appendix to the OBC1. The Conservation Management Plan assesses Armagh Observatory's significance and contribution to heritage at a local, regional, national and international level. OBC1, to bring the project to RIBA Stage 3, was approved at the end of June 2025. An external grant and central government match-funding has also been secured to deliver OBC1.' – Armagh Observatory and Planetarium







Images: Armagh Observatory. Armagh Observatory and Planetarium are an Arm's Length Body of the Department for Communities'. The Observatory is a Grade A listed building founded in 1790 and is still in use as a working astronomical institute. It is the oldest continuously active astronomical observatory in the British Isles. The observatory itself is not ordinarily open to the public, but its grounds are accessible, and together with the Planetarium forms a public attraction and educational centre.

HED published guidance in 2023 to illustrate how significance is central to conservation. 'Conservation Principles'[9]guidance sets out a best practice conservation framework for all aspects of decision making affecting our historic environment. This includes ensuring that the quality of new work recognises the value of heritage assets.

[9] **Conservation Principles guidance | Department for Communities**

4. Commission regular condition surveys

'All heritage assets should be subject to periodic inspection and condition report, no more than 5 years apart. These reports should identify and prioritise necessary repair and major maintenance requirements. This will enable works to be planned and executed in a cost-effective way. Periodic inspection reports should also incorporate a statement of the asset's significance.'

HED has recently published a survey on the condition of listed buildings 2023-24 which reported that Northern Ireland's Listed Buildings declined by almost 25 percentage points in twenty years. Similar surveys were completed in 1993[10], 2002-2005[11] and 2013/14[12].

The 2023-24 survey is not a direct comparison as the buildings included in the survey were selected as part of a stratified random sample and included many different types of listed buildings located throughout Northern Ireland.

The survey included 1,504 of approximately 9,000 listed buildings/structures of all categories.

That is a significant decline across almost a quarter of our listed buildings surveyed over 20 years and highlights the importance of commissioning regular condition surveys and to then follow up with appropriate safeguarding measures.[13]

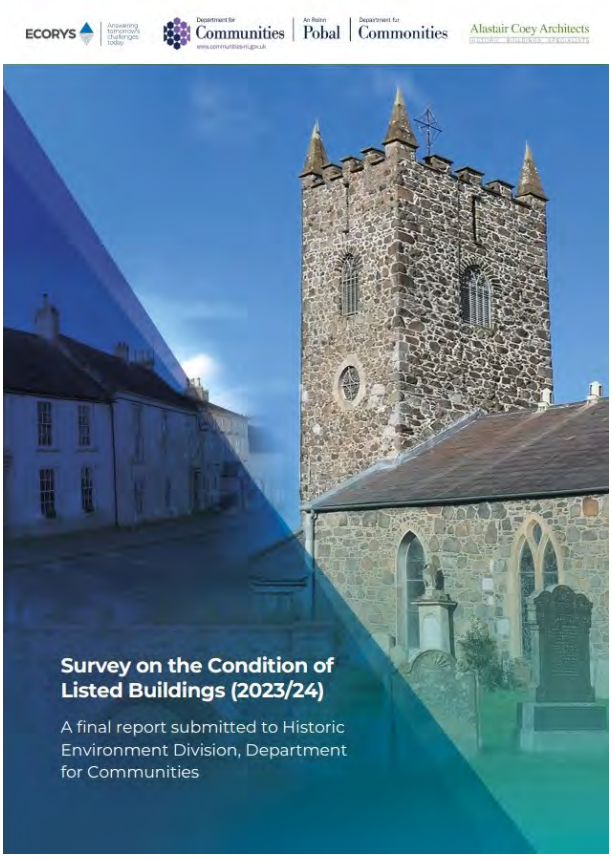


Image: Survey on the Condition of Listed Buildings 2023-24

We asked Departments:

Do you undertake regular condition surveys of heritage assets?

If yes, how often? Are these up-to-date?

If no, how do you 'identify and prioritise repair and major maintenance requirements'?

Examples of existing good practice responses include:

Monthly site inspections are carried out by staff in RDO and where there are works required action is then taken to carry out the necessary works

[10] Buildings at Risk Survey, May 1993, Alan Turkington (Environmental Heritage Service, DoE)

[11] The Boyd Report - 1,000 Listed Buildings Survey of Condition including observations on inappropriate works, December 2002 - April 2005, The Boyd Partnership Chartered Architects

[12] **Publications | Department for Communities**

[13] **Survey on the Condition of Listed Buildings (2023/24)**

required. A Condition Survey is being commissioned to identify things that staff can't or are unable to visually check or review. This will be carried out using the Historic England surveyor maintenance template and will provide a more specialized structural review. CPD carry out 6 monthly inspections of the temporary structural supports in the site of No 39 Irish St which are holding up the party walls of No 41 and No 37 Irish St.' – HURLG Downpatrick Team

'Lifecycle surveys carried out during 2019/2020 form the baseline for establishing requirements over a 10-year period (detailed 1-5 years) to ensure resources are in place to facilitate required works. From this baseline, it is intended that full condition survey reports will be undertaken every 5 years to review condition and reprioritize the planned maintenance programme. While we aim to deliver condition reports at intervals of no more than 5 years, in accordance with the protocol, budgetary constraints, particularly in the last year, have restricted our ability to plan and deliver updated surveys during the 2024/25 year.

Additionally, a full roof survey for the Ulster Museum was completed during the 2023 year, in light of ongoing leaks, which has established a number of priorities for repair/replacement over the current 5-year period. To date, we have completed 3 phases of work, though slightly delayed by budgetary constraints.

Regular site inspections by the estates team monitor overall condition and highlight potential remedial works as part of the general maintenance regime, either carried out by inhouse facilities team, or external contractors. The internal Built Heritage Working Groups continues to be the main forum for discussion of maintenance, capital works and conservation planning.' – National Museums NI

'Following publication of its Estate Strategy in 2023, NICTS has been working towards the development of a Strategic Asset Management Plan (SAMP) in line with the guidance published under Managing Public Money, and the Cabinet Office. The data from condition survey is used to inform forward maintenance plans, and will be an important component of the SAMP. NICTS undertook condition surveys of its entire estate during 2020/21 to inform its first State of the Estate report. Subsequently, a rolling programme of condition surveys has been progressed. During 2024/25, surveys of Laganside Courts, Dunagnnon Courthouse and Newtownards Courthouse were completed. In 2025/26, subject to business case approval and resource availability, further condition surveys will be completed for a further 4 sites. In 2025/26, NICTS will complete roof drone surveys of all heritage buildings, and will use internal staff with conservation and restoration specialism to conduct detailed inspection. To complement the data from condition surveys, during 2025/26 NICTS will also conduct pilot User Experience Surveys and Functional Suitability Surveys across its Estate' – Department of Justice



Image: Magherafelt Court House - Large extent of works required to the complex series of roofs and rainwater goods. HED included at an early stage to advise on the scope of works to ensure repairs in line with best practice. Surveys and subsequent works package put together. Discussions, meetings and site visit had Between DoJ and HED.

5. Implement a planned programme of repairs and maintenance

'Regular and appropriate maintenance is essential to keep heritage assets in good repair. Planned maintenance registers and forward repair plans are recommended to allow forward planning of routine cyclical maintenance, including regular maintenance so that targets can be set for each historic asset over a span of years. Responsibility for this work should be clearly understood and acknowledged by the relevant Department or Agency.'

We asked Departments:

Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

What period(s) are covered by forward work plans?

10 out of 12 returns stated that they now prepare Asset Management Plans of sorts. This is an improvement on the 2023 Protocol report when reactive maintenance and repairs were the norm, rather than routine maintenance.

Examples of existing good practice include:'

'MOD has developed an Asset Management System which enables Portfolio owners to develop whole life plans for their estate liabilities at asset, site, and portfolio level. As part of the asset management system MOD has the ability to identify historic assets and ensure maintenance in accordance with the asset's age and heritage status as required. On each site, the recommendations from Inspections and other condition surveys are recorded on the 'forward works plan' and managed locally by the Head of Establishment and Facilities Management team. Forward work is planned on a continuous cycle. Recommendations are collated on receipt of inspection report, and either carried out by the IPs as part of the maintenance contract or transferred to the 'forward works plan' depending on criticality and costings. Future works will span several years for the various IPs, but the Quadrennial Inspections (which inform the forward works plans) are every four years. Within the Quadrennial Inspections works are prioritised and costed within four different sections. The categories are:

- **Category 1 – Unavoidable**
- **Category 2 – Essential**
- **Category 3 – Urgent**
- **Category 4 - Desirable ' –**

Ministry of Defence

'Lifecycle surveys were last carried out for each of our buildings during 2019/2020 and have been used to inform our current National Museums NI Asset 'Management Strategy 22-27, highlighting our funding need for both cyclical and planned maintenance and capital improvements across the estate over the life of the Strategy, and contributing to key actions within the AMS Action Plan. The findings of the lifecycle surveys, which look in detail at requirements over a period of 5 years, have been used to assist in the prioritization of works through the life of the plan. While we aim to deliver condition reports at intervals of no more than 5 years, in accordance with the protocol, budgetary constraints particularly in the last year, have restricted our ability to plan and deliver updated surveys during the 2024/25 year.'

– National Museums NI

'Each ALB prepares/updates its Property Asset Management Plan for submission to DoH HE Property Management Branch annually. The Property AMPs are informed by the RLB (Rider Levett Bucknall) survey returns and are reviewed by DoH HE (Health Estates) Property Management Branch to inform the DoH allocation of general capital and backlog maintenance funding to its ALBs. The Property AMP has short-term projections for upcoming financial years 1 to 5 with long-term projections for 6 to 15 years. The projections inform annual work plans and budgets. DoH capital and revenue allocations are made on an annual basis but does include funding for multi-year programmes and projects. It is hoped to move to a 3 year funding allocation in future if that can be achieved.' – Department of Health

'DfI Roads' asset management plan prioritises bridges with a Condition Category 4. It further prioritises those bridges by the impact that any deterioration of the bridge may have on the safety of the travelling public. DfI's work programmes are typically focussed on single financial years limiting the planning of multi-year forward looking programmes for bridge strengthening / maintenance. The nature of the work to some structures requires design and approvals to be completed in one or more financial years and works in another. There is an active priority list which changes as the structures are inspected or following reports of sudden damage (such as when a Parapet is hit by a car and needing rebuilt). This results in a fluid programme of works based on available budget, Contractor resource, Design Technical Approvals and staff resource. Increased focus has been put to structures and the management of these assets are undergoing a review.' – Department for Infrastructure (Bridges)

Often, it is the current one-year budget allocations within Government Departments which makes cyclical maintenance planning a challenge. Multi-year funding would allow for longer term planning and preventative rather than reactive maintenance programmes to become the norm.

NI Construction industry statistics show that 37% of the industry is now focused on repair and maintenance and that this has been a strongly increasing trend over the last ten years, and since the 2023 Protocol report.[14]

Preventative maintenance, such as removal of ivy, checking of gutters and downpipes, gulleys and ensuring free drainage, can increase the lifespan of historic materials; it is both sustainable and cost effective. The best way to conserve heritage assets is to maintain them.

- 'Poor maintenance results in increased cost liability, prone to rapid escalation.
- Delaying repair results in significant costs associated with consequential damage.
- Roofs and rainwater goods are the primary causes of defects and consequential decay.
- Buildings of different ages experience broadly the same issues.'[15]

[14] **NIconq12024_2.pdf**

[15] **historicengland.org.uk/images-books/publications/value-of-maintenance/value-of-maintenance-report/**





Images: Maze Long Kesh Development Corporation, restoration of Defence Heritage listed World War 2 Hangar Buildings, occupied by Ulster Aviation Society. Recent works include restoring the doors as part a of planned programme of repairs and maintenance. Proposed remedial works to the windows now under way.

6. Protect Heritage at Risk

'The Heritage At Risk Northern Ireland (HARNI) register is maintained by the Department for Communities Historic Environment Division and updated on their behalf by Ulster Architectural Heritage. This database, available at **Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk),** provides information on properties of architectural or historic merit and historic monuments that are deemed to be at risk. Care should be taken to provide adequate security to protect vulnerable buildings. Secured buildings should be ventilated to avoid rot[16] 'Meanwhile uses' should be considered for redundant buildings to help reduce vulnerability in the short term.'





Images: Old Belfast Town Hall is a listed building in the ownership of the Department of Justice but is on the Heritage at Risk Register (HARNI). Plans are well advanced for its refurbishment and reuse by NI Court Service. DoJ has outlined these plans in its report to HED, which also describe a good, ongoing working relationship between HED and DoJ Conservation Architects. As part of works to renovate the nearby High Courts they intend to decant some facilities temporarily into the Old Town Hall, giving it a 'meanwhile' use.

Historic buildings can be included on the register if they appear to be:

- long-term vacant.
- neglected and/or poorly maintained.
- structurally unsound.
- damaged by fire.
- unsecured and in danger of loss.
- threatened with demolition.

The Department for Communities aims to minimise the number of buildings on the register. We support Ulster Architectural Heritage to employ a dedicated heritage at Risk Officer - whose role is to assist owners of buildings and monuments at risk with any queries[17]. HED architects give advice on securing, maintaining and repairing buildings at risk. We also give advice on the suitability of proposed changes of use, and on any consents required if the building or monument is protected.

We asked Departments:

Do you have an agreed strategy for any HAR sites in your care?

If so, have you engaged in discussion on this with the local council, Ulster Architectural Heritage or Historic Environment Division?

Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

[16] DFC HED publishes a guidance note on 'securing windows and doors' which advises how to secure these features while avoiding rot due to poor ventilation. **https://www.communities-ni.gov.uk/articles/technical-note-securing-windows-and-doors**

[17] UAH can be contacted at **HARNI@uahs.org.**

10 out of 12 questionnaire returns indicated ownership of at least one building on the Heritage at Risk register. Returns generally detailed discussions with HED and/or Council for example, or other discussions ongoing to transfer Heritage at Risk Assets. 50% of returns indicated having some form of strategy in place. Heritage at Risk now represents 5.7% of the overall Government Estate. The entries range from larger, highly visible assets to smaller, locally known ones.

Examples of existing good practice include:

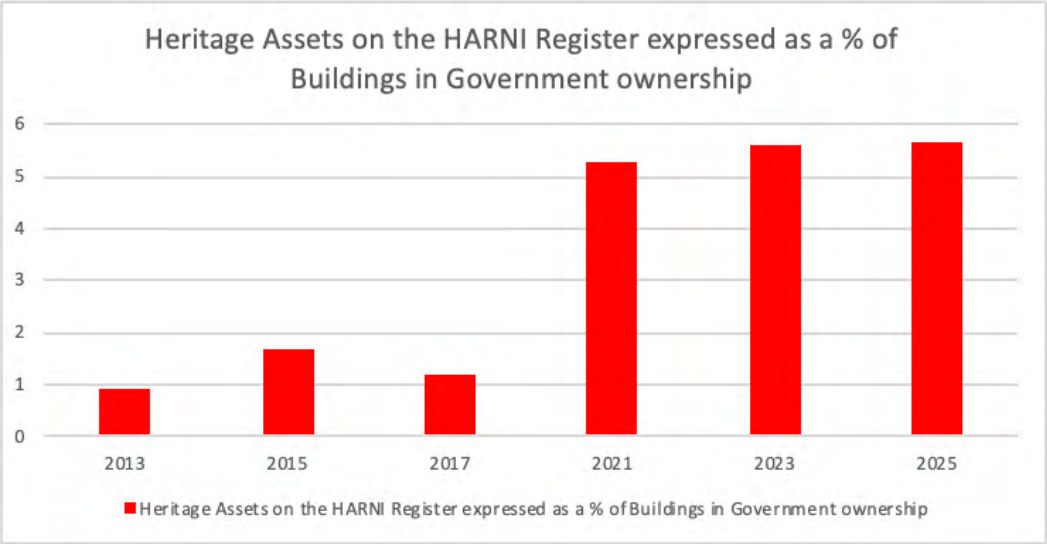
'The Department has an agreed strategy for several properties on the HAR register. Over the last two years work has been progressed to consider and progress the necessary tasks required to preserve the historic assets…' – Department for Agriculture, the Environment and Rural Affairs

'There are no identified HAR sites across AOP's site. As an Observatory, Armagh has a responsibility of custodianship for retaining the vista of the night sky, of universal heritage value for humanity. Recognising this responsibility, AOP is in the process of preparing an application for accreditation as an Urban Night Sky Place (UNSP) by the International Dark Sky Association (IDA). This requires AOP to manage external lighting use to agreed standards across its site. Armagh, along with its sister observatories Birr and Dunsink in the RoI, has aspirations to be accredited by UNESCO for World Heritage status. The process for seeking this accreditation, through a transnational nomination led by the RoI, is under way. The Observatories located in the RoI were added to the world heritage tentative list for Ireland earlier this year. Steps are now being taken to have Armagh Observatory added to the UK's tentative list. Achieving World Heritage listing will provide a powerful driver for ensuring the scientific heritage remains protected and treasured by humanity.' – Armagh Observatory and Planetarium

'DoH ALBs have no specific strategy for dealing with HAR sites outside of their overall Property AMPs. The SHSCT within its Estates & Sustainability 5 Year Strategy will include a strategy for HAR sites within its care. Currently there is limited engagement with local councils, UAH and DfC HED on HAR sites except where development or disposal is being considered. In June 2025 DoH created a Health Estates Asset Review Team (HEART) to undertake a strategic review of the existing health estate to maximise the return from the historic investment and contribution of the estate to efficient delivery of health care in NI. This will initially focus on vacant or underused buildings to deliver efficiency in health delivery in preference to investment in new buildings. The objective of HEART is the optimisation of the health estate to maximise its return in the delivery of health care. Information on induvial sites is included in the DoH composite spreadsheet return for each ALB.' – Department of Health

Every building on the Heritage at Risk Register has its own set of particular circumstances. Most Departments carry out regular condition surveys, and many have maintenance regimes in place – both reactive and cyclical. However, there is still work to be done, which is reflected in the drastic increase in the proportion of buildings on the Heritage at Risk[18] register since 2013.

[18] Buildings in Government Ownership on the Heritage at Risk increased from 0.92% to 5.58% in 2023, then to 5.7% in 2025.

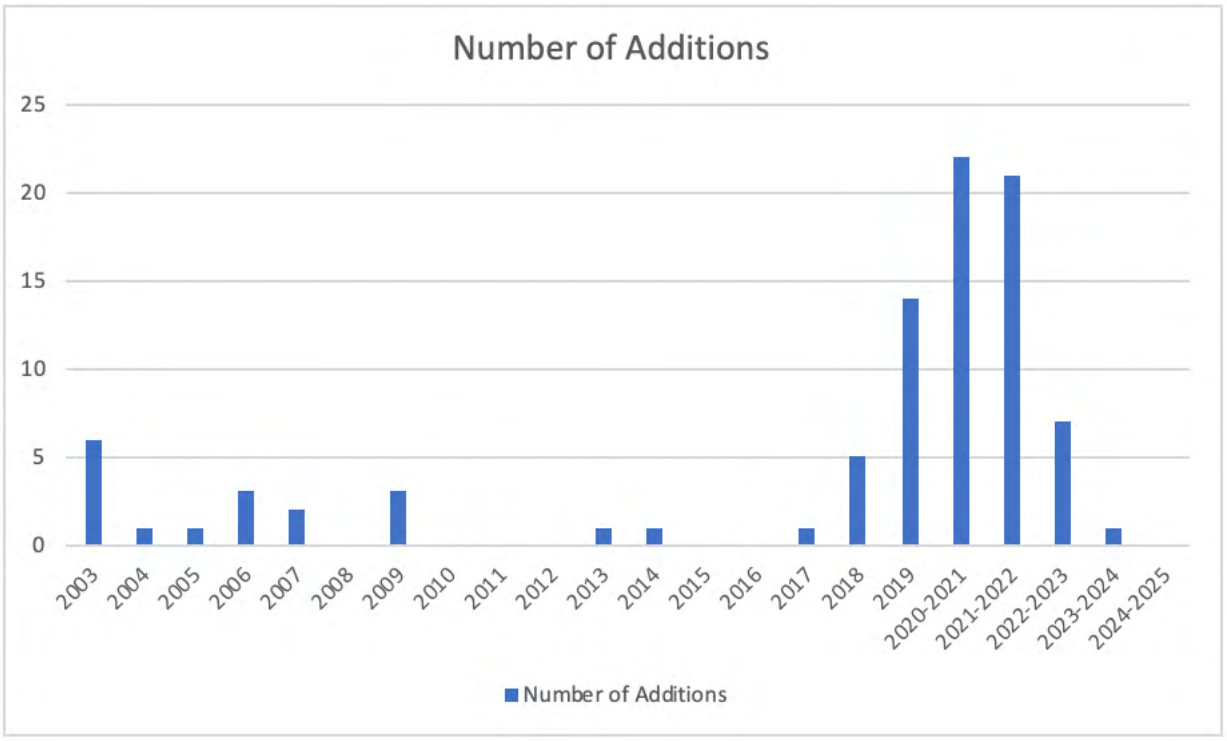


Above: Chart showing increase in assets on the HARNI register since 2013 as a percentage of Government owned historic assets.

Fewer government owned listed buildings were added to the HARNI register generally between 2023 – 2025 than in the previous two years, however the % of Gov't owned assets on HARNI is still increasing, from 5.28% in 2021 to 5.7% in 2025. (To note that the 2023 figure shown in the graph above has been corrected from 6.8% published in the 2023 Protocol report to 5.58% as Translink figures were not included in the 2023 figure).

In some cases, this has been the result of for example redundancy and disposal, or reorganisation of estates or buildings which were on HARNI. Avenues have been and are being explored for a number of at-risk structures.

There are many possible reasons for the overall high number of buildings which are vacant and/or in poor condition. HED has focused its attention on HARNI through its Heritage at Risk partnership with UAH, which has contributed to a greater awareness of buildings at risk for example through vacancy. The sharp rise in construction costs during the last number of years, the subsequent move away from investment in large office buildings following Covid-19, or the recent restructuring of several large government estates may also have all played some part in this increased risk. However, a comprehensive study has yet to be carried out.



Above: Number of additions to the HARNI register in Gov't ownership over time 2003 to 2025. Whilst the rate has slowed, each new addition represents lost potential.

Case studies and sample responses to HED's Heritage Officer Protocol Questionnaire have been included in this report to illustrate continuing and improving good practice, and how each vacant building is a waiting opportunity. The health[19], wellbeing[20] and placemaking[21] benefits of heritage are at the heart of a sustainable, people-centred economy. Positive interventions are shown to be possible, with positive consequences not only for buildings themselves but also for their wider environments.[22]

A Heritage Officers' role is to circulate guidance on the care of heritage assets, but also on the health, wellbeing and placemaking[23] values of heritage throughout their Departments.[24]

19 **architecture-health-traditional-buildings (1).pdf.**

20 **Wellbeing and Heritage | Historic England**

21 **HE - Places Strategy (historicengland.org.uk)**

22 **Consultation launched on draft Tourism Strategy (tourismni.com)**

23 **HE - Places Strategy (historicengland.org.uk)**

24 Other publications from our sister organisations include the following:

'Historic Environment Scotland, Technical Paper 36 – Architecture and Health in Traditional Buildings'

'Historic England, Issue 20 – The Wellbeing Edition'

'Historic England Places Strategy 2019'

7. Work to keep buildings in active use

'All associated parties and organisations should work with others in private, public and charitable organisations to find creative new uses, which promote, enhance and retain the special interest of a vacant building. Special effort should be taken in regard to finding solutions to problems otherwise faced by heritage assets of major significance and value including those which have the potential to make a major contribution to economic and social regeneration. Care should be taken in regard to any economic appraisal which might result in the removal of a use from a heritage asset to ensure that the true value of the asset has been considered in advance. Account should be taken of issues such as: whole life costs; embodied energy; the benefits of prestige and authenticity associated with the building; as well as the cost of maintaining and securing the asset while a new use is found. If however a building is to be considered for disposal, departments should observe guidance from the Land and Property Services publication of October 2018 entitled 'The Disposal of Surplus Public Sector Property in Northern Ireland' which includes a section on 'Surplus Historic Assets[25]'. 'This guidance states that maximisation of receipts should not be the over -riding objective in the disposal of heritage assets; the aim should be to obtain best value for the tax-payer.'



Image: Stormont House is in the grounds of the Stormont Estate and as the, 'Speakers House' was the official residence of the speaker of the NI Parliament from 1926 to 1972. It was listed in 1987 and was occupied by the Northern Ireland Office until 2022. It is in the ownership of the Department of Finance. Though currently vacant, they have undertaken significant work to care for the building over recent years.

We asked Departments:

Do you have any heritage assets that are vacant, unused or in course of disposal?

What is the regular inspection period for unused assets?

Can you please provide a list of such structures in your care?

Have you encountered issues with disposal, not anticipated in the original business cases?

Answers to this question varied. In general, most Departments had a proposal in place, were actively seeking new uses for vacant buildings, or scheduling disposal. However, vacant buildings accounted for many of the buildings currently on the Heritage at Risk Register. Often the longer buildings are in decline, the more challenging the task of finding a new use becomes.

[25] **Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk)**

Examples of existing good practice include:

Within the NICTS Estate, there are currently two heritage assets that are vacant. These are the afore-mentioned Old Town Hall (HB26\50\044) building in Belfast, and Magherafelt Courthouse. (HB08\15\009). As mentioned under earlier Points, work is progressing to refurbish and decarbonize Old Town Hall as part of the Modernisation of RCJ Project, and work is underway to address deterioration in Magherafelt Courthouse caused by water ingress. In addition to these works, cyclical maintenance and monthly inspections continue at both buildings. Neither building is scheduled for disposal, however NICTS has experienced some challenges in recent years with disposals of other buildings using the D1 disposal process. – Department of Justice.

'The residential and office properties in the list of Listed Buildings that is provided with this completed questionnaire remain in daily use and there are no plans for disposal in the short/medium term. The exception is the Gaol Tower, Bishop Street, Derry/ Londonderry for which there is no specific use at present' – Northern Ireland Housing Executive

HED works with others in private, public and charitable organisations to find creative new uses, which promote, enhance and retain the special interest of vacant buildings. Special effort is given to finding solutions to problems otherwise faced by heritage assets of major significance and value including those which have the potential to make a major contribution to economic and social regeneration.

Buildings are often vulnerable to vacancy[26] at times of change or restructuring. In these instances, there are guidelines available. It is important to ensure that buildings secure their potential until a future use is confirmed.

What can be done?

A stitch in time saves nine.

The top 5 priority actions for vacant buildings are to:

1. Ensure that the building is **free of vegetation.** Careful removal of vegetation helps to keep the building dry and avoid decay. [27]
2. Ensure that the building is **covered** – this can mean repairing slipped slates, or adding a temporary covering where needed whilst awaiting a contractor or funding for repairs. If the roof is in major disrepair, temporary covering of wall heads at roof level can help to conserve solid walls.
3. Ensure that the **walls are as dry as possible** – cleaning leaves and debris from gutters, unblocking downpipes and ensuring that water is running away from the building at ground level.
4. Ensure that door and window and openings are **secure**[28] You should also consider if you have appropriate insurance cover for your listed building, which may stipulate the securing of the building. But also..
5. Ensure that there is adequate internal **ventilation** (for example holes in plywood) to prevent rot internally.

[26] Historic England also publishes guidance for vacant historic buildings **www.historicengland.org.uk/images-books/publications/vacanthistoricbuildings**

[27] **dealing-with-vegetation-historic-masonry-monuments.pdf (communities-ni.gov.uk)**

[28] **www.communities-ni.gov.uk/publications/technical-note-830-securing-windows-and-doors**

8. Comply with statutory procedures that regulate work to heritage assets

'Crown bodies no longer benefit from immunity from planning acts, as set out in Article 112D of The Planning Reform (Northern Ireland) Order 2006. Departments and agencies are advised to consult the relevant statutory authorities, at an early stage, in relation to proposals that affect designated historic assets.' [29]



Image: Courthouse in Derry/Londonderry. The courthouse is a Grade A-listed building located on a highly constrained site; however, Department of Justice (DOJ) recognises the non-monetary value of retaining and adapting the existing building.

In 2023, the DOJ's in-house architect engaged with Historic Environment Division (HED) at the outset of discussions to explore potential constraints and opportunities when altering the existing building. This proactive approach has allowed for the development of a long-term strategy to retain the courthouse while ensuring it meets the operational needs: a modern justice facility for all users, including judges, court officials, complainants, and the accused. A series of site meetings enabled a thorough assessment of current user flows, and an exploration of how existing spaces could be adapted—alongside the careful use of the limited external space—without compromising the significance of the listed building.

This case highlights the critical importance of effective collaboration between government departments in sensitively adapting listed buildings for modern use. Guided by the Protocol for the Care of the Government Historic Estate, which sets out clear expectations for the responsible stewardship of publicly owned heritage assets, the Department of Justice (DOJ) has engaged with HED throughout the process from the outset to ensure that proposals for upgrading the courthouse respect its historic and architectural significance, aligning all works with sound conservation principles and minimising impact on the building's character. This proactive partnership demonstrates how early consultation and informed decision-making can deliver outcomes that balance conservation, sustainability, and operational functionality.



Images: Installation of pedestrain gates to entrance portico of Belfast Central Library

[29] Crown immunity does still apply to 'Scheduled Monument Consent' but, in compliance with the spirit of the Protocol, all Departments agreed to apply to DfC for non-statutory 'Scheduled Monument Clearance' for such work. This follows a parallel process.

In 2023, full planning and listed buidling consent applications were lodged by Libraries NI for the installtion of pedestrain gates to the entrance portico of Belfast Central Library. HED were consulted and were content with the proposal.

We asked Departments:

How many designated heritage assets do you count as within your estate, broken down by category (listed building, scheduled monument, registered park & Garden, etc.)?

How many (a) listed building consent and (b) scheduled monument consent applications has your organisation made in the period 2023-2025?

Departments reported compliance where consent is required. Most Departments and their Arm's Length Bodies (ALBs) actively engage with HED before making changes which may affect the significance of the heritage assets in their care. HED also provide advice and guidance on repairs and maintenance.

"The NICTS (Northern Ireland Courts and Tribunals Service) Estate comprises 10 listed buildings, as shown in the table. There is currently one active Listed Building Consent, (LA07/2025/0109/DC, which is associated with external redecoration works to Downpatrick Courthouse.). NICTS have also engaged closely with HED in anticipation of additional consents required as part of the RCJ and Old Townhall projects, and have kept the Division apprised of ongoing work at Magherafelt. - Department for Justice

"There are 39 listed heritage assets in total

Two applications as follows:

- **Listed Building Consent Application No: LA07/2024/0440/LBC granted on 7 March 2024 for our Heritage Asset – The Superintendent's House (HB16/02/017).**
- **Listed Building Consent Application No: LA07/2023/3298/LBC granted on 31 August 2023 for our Heritage Asset – Dunnywater Well House (HB16/01/051)."**
  – Northern Ireland Water

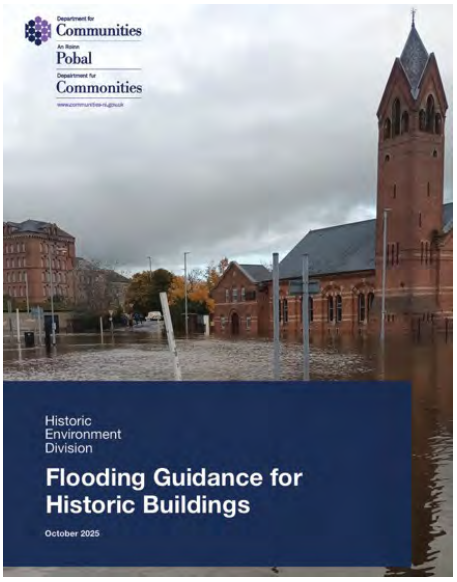
Listed buildings account for around 1% of Northern Ireland's building stock. Being on 'The List' does not mean that they cannot be conserved and enhanced. To be sustained through to the next generation, these buildings and structures often need to evolve. Listed Building Consent ensures that any changes proposed – including retrofit and extensions - respect the character, history and quality of these structures, as well as taking care to understand their technical needs.

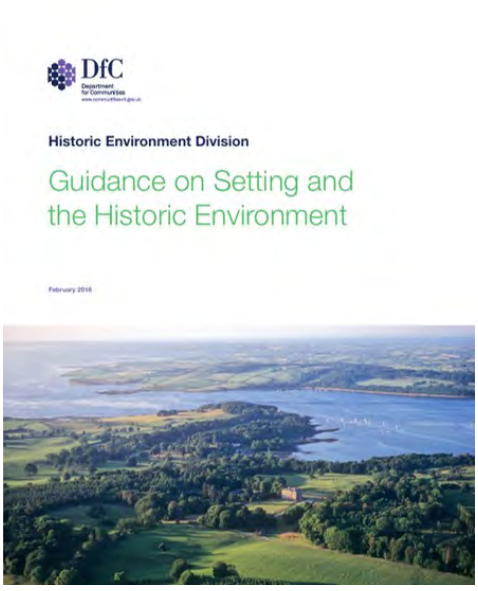
Early engagement and pre-application advice from HED for protected buildings or monuments and proposals in the settings of protected buildings or monuments has ensured that Government projects get off to a good start, with significance considered from the outset. Early consultation often reduces the amount of overall time it takes for a proposal to obtain necessary approvals.

HED also gives advice on the development of buildings, structures and landscapes which may not be designated, but where development impacts for example on industrial heritage, defence heritage or Historic Parks and Gardens. The Register of Parks, Gardens and Demesnes of Special Historic Interest was established in 1999 to identify those sites of exceptional importance within Northern Ireland. An updated Register was published in August 2025 and this is now available online. [30]

[30] **Register-of-Parks-Gardens-and-Demesnes-of-Special-Historic-Interest-in-Northern-Ireland-2025.pdf**











Images: HED has published several guidance notes to help with development affecting the historic environment.

Historic Environment Advice and Guidance in the Planning Process | Department for Communities (communities-ni.gov.uk)

Consultation Guide: A guide to consulting HED on development management applications | Department for Communities (communities-ni.gov.uk)

Guidance on making changes to Listed Buildings: Making a better application for listed building consent | Department for Communities (communities-ni.gov.uk)

Historic Environment Division Scheduled Monument Consent | Department for Communities (communities-ni.gov.uk)

Development and Archaeology: Guidance on Archaeological Works in the Planning Process | Department for Communities (communities-ni.gov.uk)

Marine historic environment | Department for Communities (communities-ni.gov.uk)

Guidance on Setting and the Historic Environment | Department for Communities (communities-ni.gov.uk)

https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Register-of-Parks-Gardens-and-Demesnes-of-Special-Historic-Interest-in-Northern-Ireland-2025.pdf

Flooding Guidance for Historic Buildings

Conservation Principles guidance | Department for Communities (communities-ni.gov.uk)

The NI Historic Environment Map Viewer identifies known heritage assets in NI:

HED Map Viewer 2024

The NI Historic Environment Map Viewer has different layers for assets recorded within the Historic Environment Record of Northern Ireland (HERoNI). Maps show the location of assets and provide links to further information. This is a continually evolving tool. Recently, a layer recording where archaeological excavations have been carried out under licence from the Department has been made available to the public. These link to detailed archaeological reports, making this fascinating record accessible digitally.

9. Ensure a high standard of design in any new work and in the alteration of the historic environment

'New work, including alteration and extensions to historic buildings as well as new buildings within their setting should enhance their surroundings. The appointment of a suitable architect and design team coupled with appropriate selection of a flexible from of contract, suitable for works to a listed building, are the parameters which must be satisfied to achieve quality of design and workmanship.'

We asked Departments:

Do you have any examples of new works that have enhanced your heritage assets or area around them?

Are you willing to share them as exemplars or case studies which we can publish?

There were some great examples provided.

Examples of existing good practice include:

'In 2023 to inform works to the Grade B1 listed Robinson Dome a Defect Inspection Report was carried out by McCollum Conservation to address water ingress. As a result alterations to the roof shutter to include leading edge extents, drip tray, upstand and finial flashing repairs were carried out. The length of the latch was also increased by 150mm to address H&S concerns and aid opening and closing of the doom roof. This work was completed in March 2025.' – Armagh Observatory and Planetarium

'The former Avoniel Primary School building in Belfast (HB26/06/010 refers) has been extensively refurbished and extended as part of the Elmgrove Primary School major capital project. The project handover was on 18/11/2024.' – Department for Education

'Yes. SHSCT have suggested the extension to Bannvale House, Gilford has secured the buildings heritage and brought it back into productive use… Yes SHSCT is willing to share details and lessons learned.' – Department of Health

'A recent example is the refurbishment and protection of listed structure Bundoran Junction in Fermanagh. Bundoran Junction was an important interchange Train station historically, the station house is still there and is also listed. This was one of our Divisional Engineers favourite projects to work on, as the important built heritage was in danger of being lost to nature. Our staff sourced some training in Edinburgh and undertook a course in traditional stone masonry repairs prior to the scheme… the initial phase was to strip back and see the extent of the repairs needed then devise a plan in conjunction with HED and other bodies to deliver a renovation as close to former condition as possible' – Department for Infrastructure

'Lindesay Hall – a 3D geo-spatial survey of the property was undertaken which maps the external part of the property alongside a 2D photographic survey of the interior of the property. This allows the department to track any potential deterioration of the property and to ensure any changes are in keeping with the property's historic context.' – Department of Agriculture, the Environment and Rural Affairs







Images: The refurbishment and protection of Bundoran Junction, a bridge at an historic interchange station in Fermanagh. Works included stone repairs.





Images: Lindesay Hall/Loughry House, Cookstown. A modern 1960s unsympathetic accommodation block extension removed to the south side, and the elevation returned a more authentic appearance. HED were consulted throughout the process.

10. Prepare biennial conservation reports

'The Heritage Officer in each department should prepare a biennial report to by the Department's Historic Environment Division . This report should provide information relating to each heritage asset, including details of its statutory protection, condition, and summarise the work and issues of the past two years, including progress achieved. Such information will provide the basis of reporting by HED to the Assembly[31] on the protocol.'



Image: Tactile high-level inspection of St Lurach's Old Church, Maghera by HED's State Care Monuments Branch. Areas of damage required repair and consolidation works were carried out.

HED carries out regular inspections of the State Care monuments within its guardianship. Conservation reports are carried out on a revolving cycle. Conservation reports and statements of significance are included alongside any planned works, to ensure that any necessary interventions are carefully considered. Necessary repairs can then be planned and budgeted for, depending on their scale. Because many of these structures are both of national importance and ruinous, but also open to the public in many cases, access for repairs requires special planned consideration alongside the repairs themselves.

We asked Departments:

Do you prepare the report for your senior management or for internal information?

If yes, please provide it to us.

If no, how do you track the condition and issues affecting your heritage assets?

The majority of Departments currently provide basic biennial conservation reports as part of their responses to the questionnaire.

'We track the condition and issues affecting our heritage assets through visual inspections and regular PPM (Planned Preventative Maintenance). This includes regular inspections by qualified contractors to examine plant and log and update maintenance records. Any significant issues identified are documented and prioritised for action, ensuring timely interventions to preserve the assets.' – Northern Ireland Assembly.

'Each ALB prepares an annual AMP (Asset Management Plan) for all its property as referred to in point 5. DoH requires data from each of its ALBs annually in September each year for the condition of its estate on 31st March that year. The

[31] HED will report to the Minister of the Department for Communities who will report to the Communities Committee of the Assembly. The Executive Office will also be informed with regard to their responsibility to report on the NI Sustainable Development Implementation Plan.

information provided includes physical condition of each building/block along with its gross internal area and total estimated backlog maintenance cost. The information provided includes heritage assets as well as other buildings and structures. The information is reviewed by the ALB senior management before issue to DoH. DoH uses the information provided to inform publish the DoH State of the Estate Report (SOTER). The last report was published on 16 August 2023 (available online using link DoH State of the Estate Report 2022) and one is being prepared for publication in the current year. The DoH State of the Estate Report and the DoH biannual report to DfC on its compliance with the Protocol for the Care of the Government Historic Estate are considered by senior management. Both of the above are informed by the RBL property surveys conducted each year as referred to in point 4. The SHSCT is developing an Estates & Sustainability 5 Year Strategy which it will share when complete.' – Department of Health.

We prepare this report and supply it to HED on a Biannual basis but we do not prepare interim reports so it cannot be provided. We store the condition reports from General and Principal inspection in our Structures Management System as highlighted above. This tracks the condition and issues affecting our structures on an ongoing basis. Condition is reported to senior management level as requested. - Department for Infrastructure (Bridges).

Historic England provides guidance which describes what is expected from a conservation report[32].

The key difference between a conservation report and a standard condition report is that the former firstly sets out an understanding of what is significant about a building or structure, and it is against this base of understanding that the condition is assessed and any maintenance, repairs or future care recommendations are proposed.

A Conservation report normally entails the following information:

- **Summary**
- **Introduction**
- **Background history and description**
- **Technical examination**
- **Condition recording**
- **Assessment**
- **Conservation interventions divided into the following types, phased over time:**
  - **preventive measures – addressing triggers of deterioration; for example, developing site maintenance and management strategies, restricting access**
  - **passive measures – mitigating the activation of deterioration, e.g. altering the environmental conditions using conservation heating**
  - **remedial measures – implementing -conservation treatments to remedy specific problems**
  - **aesthetic measures – improving visual appearance, e.g. cleaning, reintegration, replacement of missing elements, decoration of adjacent surfaces, lighting and interpretation**
- **Conclusions and recommendations**
- **Logistical details**

[32] **historicengland.org.uk/content/docs/advice/conservation-reports-structure-mar18pdf/**

A conservation proposal or tender should include the following information.

- **the time required for the works, with an estimated date of completion**
- **the cost of the works (including conservators' fees, conservation materials, accommodation, travel, documentation materials, photography, research, analysis)**
- **phases of work**
- **access requirements; scaffolding may be required for inspection and/or treatment**
- **terms of payment**

11. Identify and record heritage assets

'Organisations must be aware of the designated historic assets in their estates and should either establish and maintain an inventory of assets, or ensure that their existing property/asset management systems take account of heritage matters. Departments and agencies should ensure that any records are properly reviewed and that papers of historical interest including plans and drawings are transferred to an appropriate archive.'

We asked Departments:

How are your records held and archived?

Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

Most Departments reported keeping records of buildings and associated works locally, and then either holding their own records as archives, (helping them to maintain and understand their historic building stock) or passing them to HERoNI or the Public record Office Northern Ireland (PRONI).

'Records are mainly held digitally, any hard copies are archived for the lifetime of the asset in our ownership. We will hold material until such times as the assets are no longer in our possession. If the assets are disposed of it is LNI policy to review the documents and, if appropriate, we may send material to PRONI' – Libraries NI

'Armagh Observatory and Planetarium holds a historical collection of over 34,000 documents, maps, photographs and scientific instruments. These are held onsite in various secure storage locations or are on display to the public. Armagh Observatory and Planetarium is fully compliant with SPECTRUM 5.0 and has become an accredited museum as a result in September 2022. The Record Management Policy and the Retention and Disposal Schedule govern material being sent to the Public Record Office of Northern Ireland.' - Armagh Observatory and Planetarium

'Recent records relating to works to heritage assets are retained on our internal computer systems. Earlier records are catalogued and stored within our onsite library archive. Works are recorded through the Built Heritage Working Group minutes which are periodically reviewed and details updated to the digital collections catalogue in a similar way to conservation works on our museum artifacts. As assets are disposed of, NMNI will discuss with HED the most appropriate mechanism for forward archiving of such records.' – National Museums NI

'Records on properties are held in multiple formats and locations e.g. title records and older paper-based property file information are held in secure or fireproof cabinets in multiple office locations. Most of the operational records including cad drawings, maintenance and project management information is held digitally on network servers and on a web-based estate management database… Periodically when a review of archives is undertaken any information pertaining to assets no longer held by the EA will be appraised and discussed with PRONI to assess if they wish to select the information for permanent preservation' – Department for Education

The Department for Communities makes its extensive records available to the public via the Historic Environment Record of Northern Ireland (HERoNI) co-located with the Public Record Office of Northern Ireland (PRONI) in Belfast's Titanic Quarter. Departments can contact HERoNI if they would like advice about whether to consider depositing archive photos, drawings or records with them. HERoNI holds many collections. Information held in HERoNI is used for reference and to understand the construction, development and significance of buildings and monuments, and to support management and change. Departments will receive advice on whether contacting HERoNI or PRONI is more appropriate depending on their request.



Image: HERoNI (Historic Environment of Northern Ireland) logo.[33]

[33] **Historic Environment Record of Northern Ireland (HERoNI) | Department for Communities**

12. Ensure that the historic environment is included in climate change action plans

'The historic environment should be considered in any specific climate change action plans and policies. Its is recommended that risk assessments carried out in relation to identified assets include: assessment of climate change impacts; measures to ensure that vulnerable sites can respond to changes in climate; monitoring control; and reduction of the carbon footprint and energy usage. Energy efficiency measures should be effective, appropriate and take into account any special historic or architectural features of buildings and landscapes.'



Image: Ebrington storm damage during storm Eowyn in January 2025. Britannia House is a listed building and is part of the former Ebrington Barracks complex located in Derry/ Londonderry.

We asked Departments:

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies. Can you, therefore:

Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change.

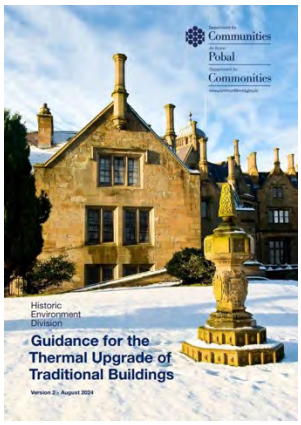
The majority of Departments have new policies or are currently reviewing their future strategies to incorporate an element of mitigation against climate change or plans to retrofit for energy efficiency."

Existing buildings can be retrofitted to help retain heat and therefore save energy. The other advantage of re-using existing buildings is that most historic buildings were designed to passively maximise on solar gain, being built to minimise the need for heating through orientation, siting and design.

HED has recently published retrofit guidance[34] which explains that:

'Embodied carbon (the total energy used to bring a building into being) is now recognised in the context of a 'net zero carbon' building, where upfront carbon is minimised to the greatest extent possible and all remaining carbon reduced or, as a last resort, offset to achieve net zero across the life cycle. This is where existing buildings have a head start and an important role to play, because no further carbon expenditure is needed to bring them into being, and their retention and upkeep can preclude the requirement to build new and expend further energy. As energy efficiency standards improve, retrofit makes more sense – the energy which will be used in a new build will almost always outweigh that to retrofit an existing building.'

Careful retrofitting of historic buildings can significantly reduce emissions, making a strong contribution to government energy targets. Because traditional buildings with solid walls don't perform in the same way as modern construction, appropriate techniques for retrofitting may be required. HED has published online guidance on the thermal upgrade of traditional buildings[35].





Images: HED 'Retrofit' and 'Thermal Upgrade' guidance documents.

Additionally, HED contributed to a UK-wide paper which points to the need to consider the overall build-up of construction to assess performance in terms of moisture management.[36]



Image: 'Moisture properties of insulation materials and their applicability to traditional Construction' guidance document.

The precise term 'Whole Life Carbon' and specifically how the re-use of buildings contributes to mitigation against climate change has not featured in any of the responses. However, there were many references for example to 'Carbon' generally and 'Net-zero' in relation to new policies or future strategies that Departments and Arm's Length Bodies are considering.

HED has published guidance to help departments consider Whole Life Carbon[37] – taking the long view on mitigating against climate change.

With the Climate Change Act becoming law in Northern Ireland in 2022, the Net Zero Strategy: Build Back Greener[38], by 2050 and the Northern Ireland Climate Change Adaptation Programme

34 **Retrofit of traditional buildings - what to consider when planning for the future | Department for Communities**
35 **Thermal upgrade of traditional buildings | Department for Communities**
36 **Retrofit-materials-permeability_Sept_25.pdf**
37 **HED Whole Life Carbon Guidance Note (communities-ni.gov.uk)**
38 **net-zero-strategy-beis.pdf**

2024–2029 (NICCAP3) underway,[39] there are legal and practical considerations needed about how to save carbon. Instinctively, historic buildings are considered energy intensive. However, considered over longer periods of time, traditional buildings in fact are on a par with new-build, energy efficient buildings when the whole life carbon footprint of a building is taken into account[40]. Manufacturing and transporting new materials, demolition and waste all expend carbon which should be factored in when balancing carbon. In many cases, these considerations favour the retention of existing buildings over new build.

Some Departments have or are developing specific conservation-led plans relating to future adaptation to climate change impacts.

Guidance is available from DfC and the wider heritage sector to help Departments deal with climate change impacts and management of these impacts which may affect the significance and character of assets or their settings, requiring Listed Building Consent (LBC), Scheduled Monument Consent (SMC), Scheduled Monument Clearance or planning permission - for example:

- **Flood protection.** Actions can include for example the introduction of flood protection and soakaways, French drains etc. Drainage is key. HED published its Flooding Guidance for historic buildings in November 2025[41]. It introduces types of flooding and the damage that different types can inflict. It includes practical information about adapting historic buildings to prepare for and recover from a flooding event.
- **Excessive storm surges.** Actions may include the widening of gutters and downpipes for increased capacity[42]. Gutters, hoppers and downpipes should be clear and free of debris to ensure water flows away safely.
- **The economic impact on tourism during flooding/fire/storm events or hotter summers**[43] . Actions may include checks on roofing materials, securing them to prevent loss in high winds or water penetration. Roofs can be repaired and often take insulation (with LBC and therefore free advice from HED). Annual and quinquennial surveys will be key to maintaining assets. High level stonework should be inspected and checked and made good where it is found to be loose, and finials and weathervanes should be checked and secured. Lightning protection should be maintained and checked for efficiency.

Larger scale Climate change impacts may affect heritage assets like:

- **Flooding:** loss of heritage through the rising sea and river levels.[44]
- **Soil Erosion:** the exposure and erosion of archaeological sites.
- **Landscapes affected by changes in temperature and rainfall:** managing adaptation in large heritage estates, historic parks and gardens and historic buildings, monuments and landscapes from climate change.[45]

39 **Summary of the responses to the Consultation on the draft third Northern Ireland Climate Change Adaptation Plan (NICCAP3) | Department of Agriculture, Environment and Rural Affairs**

40 **Understanding Carbon in the Historic Environment: Case Study Extension (historicengland.org.uk)**

41 **Flooding guidance for historic buildings | Department for Communities**

42 **National Trust - Climate change adaptation guidance - The International National Trusts Organisation (INTO) | The International National Trusts Organisation (INTO)**

43 **National Trust - Climate change adaptation guidance - The International National Trusts Organisation (INTO) | The International National Trusts Organisation (INTO)**

44 **National Trust - Climate change adaptation guidance - The International National Trusts Organisation (INTO) | The International National Trusts Organisation (INTO)**

45 **National Trust - Climate change adaptation guidance - The International National Trusts Organisation (INTO) | The**

- **Accelerated decay of building fabric and corrosion of metal elements:** from increased saturation, structural damage/ undermining of structures to heritage assets and Microbiological growth in interiors.

Departments can take action to assess the potential impact of Climate Change on their assets, including buildings, monuments, marine heritage or historic parks and gardens. The Department has supported Ulster Architectural Heritage to research and develop a guidance on assessing potential impacts on heritage assets.[46]

Maintenance Is Key to reducing Carbon Expenditure

NI Construction industry statistics show that 37.5% of the industry is already focused on repair and maintenance and that this has been a strongly increasing trend over the last ten years.[47]

A damp wall, often a result of inadequate maintenance, can be over a third less energy efficient. Dampness and draughts from poor maintenance can be the cause of much higher energy use and long-term structural problems, posing risks to health due to mould growth.

A study by Historic England examining 20 different historic (pre-1919) suburban dwellings using computer modelling and live data found that maintenance, periodic renewal and benign changes (defined as interventions that have no or little impact on the visual heritage or heritage fabric, that does not change the use or material behaviour of the historic dwelling) has the potential to achieve a 40% saving in energy consumption. [48]

Investing in heritage therefore also means combating Climate Change - the two are mutually beneficial. Using, maintaining and retrofitting existing heritage building offers the potential to meet whole life carbon off-setting targets.

Retrofitting for energy efficiency will demonstrate a visible investment in sustaining heritage, acting as a catalyst for sustainable regeneration. This might include social housing as well as schools and libraries.

As Departments continue to understand the implications of the Climate Change Act, the use of historic buildings and structures as case studies for schools to learn about the change in our climate has great potential to tell the stories of past, present and future.

Departments told us about their work to understand and adapt to climate change:

'DfC recognizes the importance of adaption to and mitigation against Climate Change impacts and in 2020, set up a Climate Change Working Group which aims to publish an annual Climate Change Action Plan. HED has also set up its own climate change team and this work feeds back into the DfC Climate change action plan.

The Department for Communities, Historic Environment Division recently confirmed support for the joint UK and Ireland Research Agenda for Climate Change and Heritage led by Historic England. We will continue to work with our sister organisations and wider partners to ensure that the value of our heritage can be realised, that the effects of climate change

International National Trusts Organisation (INTO)

46 **Climate change risk assessment for historic building owners | Department for Communities (communities-ni.gov.uk)**

47 **NIconq12024_2.pdf**

48 **The Role of Maintenance and Repair in a Low Carbon Future | Heritage Counts | Historic England**

can be fully understood and that our heritage is protected for future generations to enjoy.' – Department for Communities

'The Department's Northern Ireland Climate Change Adaption Programme 2019 – 2024 has within its Key Priority Areas 'People and Built Environment' with an associated outcome 'P1 – We have people, homes, buildings and communities that are resilient to the impacts of flooding and extremes of weather.' This report specifies the built environment as referring to historic and contemporary buildings…there are several other related policies/strategies…including the draft Green Growth Strategy and the Sustainability for the Future –"DAERA's Plan to 2050" which set out DAERA's commitments in relation to its strategic and policy positions on addressing climate change...An Estate Sustainability Action Plan to cover the built estate is being taken forward over the 5-year period 2022–2027 and this sets a specific commitment in to ensure 'Through compliance with the Protocol for the Care of the Government Historic Estate our built historic estate is managed in a sustainable way for future generations.' - Department of Agriculture, the Environment and Rural Affairs.

'NI Water has developed a Climate Change Strategy which sets out the approach to building a net zero and climate resilient business. As NI Water assets are more exposed to risk there is a need to make plans to mitigate and do more to understand the exposure and impact to assets. To achieve this, NI Water has made an initial assessment to understand the climate hazard projections focusing on temperature extremes and changes in rainfall, sea level rise and wind. Further detailed assessments will be considered for at risk assets. NI Water plans to commence implementing this new approach across its investment programme to inform the next business plan in PC28 (2028-33).' – Northern Ireland Water.

'AOP was a contributor within the Green Zone at COP26 Glasgow, producing a planetarium show that was shown twice daily to the COP26 audiences. As a contributor to COP26 AOP joined the UK Government SME Climate Hub and made a commitment to halve its carbon emissions by 2030 and develop an action plan towards achieving. A Carbon Baseline Report has been developed, with assistance from SIB. During the reporting period AOP secured funding from DfE Invest to Save to replace some of the external lighting, another recommendation identified within the Carbon Baseline report. Light pollution is caused by the excessive, misdirected or inappropriate use of artificial outdoor lighting. Generally known for its adverse impact on stargazing activities or professional astronomical observations, light pollution actually poses significant problems also to the life cycles of plants and animals as well as to the well-being of humans, in particular for their sleep patterns and mental health. Light pollution is essentially a waste of energy, that globally contributes to around

1% of the world unnecessary emission of greenhouse gasses. OBC1 for AOP's Estate Redevelopment has taken account of Climate Change and Net Zero Carbon.' – Armagh Observatory and Planetarium

EA are developing a Climate Action Plan in 2025, which will consider climate impacts, including heritage assets.. A Climate Adaptation Plan, which will include actions to reduce the impact of climate change will be submitted to DAERA in January 2026.. Climate Change is included in Operations and Estate Risk Register.. Heating controls have been installed in Mitchell House, listed building to reduce overheating and reduce energy consumption and Greenhouse Gas (GHG) emissions – Department for Education

'During 2025, NICTS will publish its first Sustainability Delivery Plan which will document the strategic and operational ambitions of the organisation in order to meet the requirements of the Climate Change Act and the first two carbon budgets.' – Northern Ireland Courts and Tribunal Service, Department of Justice.

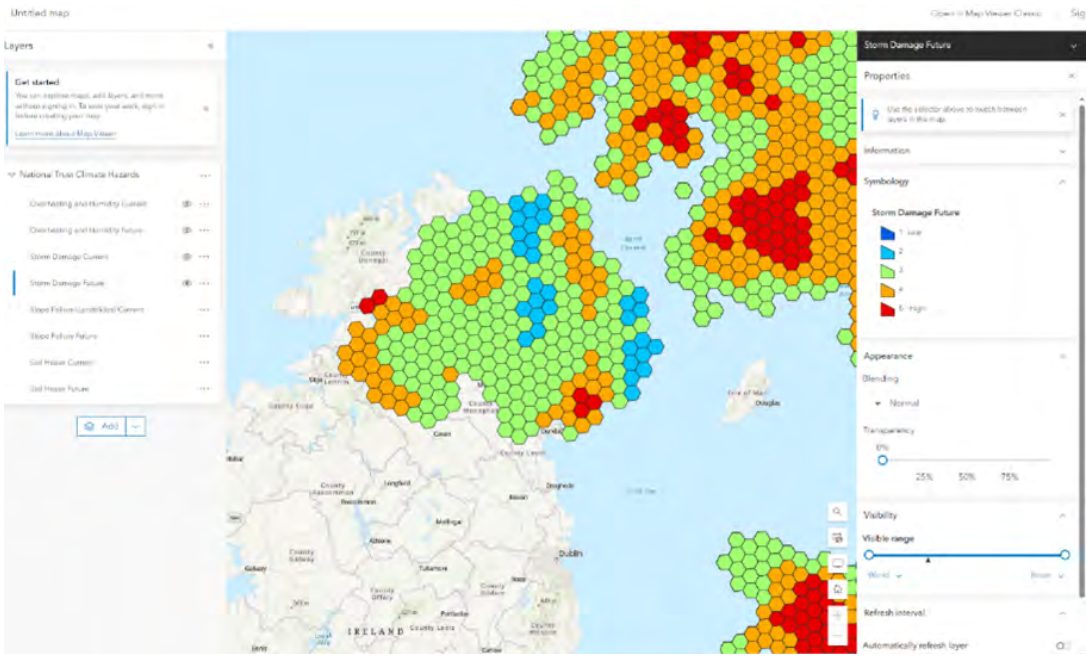


Image: The National Trust, in collaboration with the Department for Communities and other sister organisations, worked with consultants to present data that highlights 2020 vs 2060 exposure of UK heritage sites to climate hazards. This information provides an indication of where climate hazards may occur. National Trust also provides Climate change adaptation guidance, available through the International National Trusts Organisation (INTO).

[49] National Trust Climate Hazards - Overview **(arcgis.com)**

[50] **National Trust - Climate change adaptation guidance - The International National Trusts Organisation (INTO) | The International National Trusts Organisation (INTO)**

Reflecting on the 2025 Report - Next Steps

Strengths

We are continuing to get it right in many places.

Northern Ireland's heritage provides an important resource:

- driving economic and social regeneration;
- delivering net zero and Sustainable Development Goals;
- acting as an important existing resource to deliver health and well-being outcomes;
- delivering education and skills development.

The Government owns and looks after a large estate of historic listed buildings and scheduled monuments across Northern Ireland, which includes some of our most important and treasured historic sites. Latest figures show this number is currently at **1403** heritage assets. The buildings and places within the Government's estate range from Government staff buildings to buried archaeology in forests and rural areas. It also includes places protected within conservation areas, registered parks and gardens, battlefields, wreck sites and World Heritage Sites.

In the returns provided to the Department for Communities (DfC), Departments offered many great examples of how Government has been a responsible custodian of its historic estate. The returns also highlighted the diverse range of skills and experience within the group of Heritage Offices across Government Departments and Arm's Length Bodies.

DfC held an event on 6 February 2025,[51] to gather Heritage Officers. The Historic Environment Division (HED) within DfC brought speakers to discuss the implications of the Climate Change Act, case studies of good practice, linking public sector data, an overview of record-keeping and archives within HERoNI, a talk on what the Protocol entails, as well as the format of the 2025 questionnaire.



Image: Departmental and Arms-length body Heritage Officer Event at Parliament Buildings in February 2025.

On 5th February 2026, DfC held another Heritage Officer Event. HED opened proceedings to discuss the findings of the 2025 Protocol questionnaire and to respond to queries. This was followed by a series of presentations in relation to Circular Economy, Whole Life Carbon, Flooding, Asset Management and finally, Accreditation and Training.



Image: Departmental and Arms-length body Heritage Officer Event at Parliament Buildings in February 2026.

[51] With thanks to the Assembly Office who provided a space in the Assembly Buildings for this.

The Historic Environment Division within DfC supports all government Departments who own and manage heritage assets, including:

- giving detailed informal advice at an early stage on proposals to develop or change government-owned historic buildings and maintain active discussions throughout the application process;
- giving technical advice on repair and conservation projects, including on selecting specialist conservation consultants and drafting conservation management plans – for understanding and conserving historic estates;
- monitoring the condition of heritage at risk[52] and work with departments to find solutions for our most precious heritage.

Weaknesses

We are still not yet making the most of our assets.

We have seen that a proportion of government owned heritage assets are:

- underutilised/vacant
- in decline (in some cases this decline in condition has accelerated)
- While exact data is hard to pinpoint, compared to elsewhere in the UK, a higher proportion of assets appear to have been lost.[53]

Ensuring that a clear plan is in place has been shown to be one of the key factors in the care of historic buildings. Examples of plans for maintenance both in the short and long term, plans for vacant assets whilst scoping out and finding new uses, or plans for responsible disposal of assets to allow them to be re-used by others are contained within most of the responses to the Protocol Questionnaire.

However, the number of buildings in government ownership on the HARNI register remains high. Reporting on the nuances of Heritage at Risk is proving difficult as Departments' reporting metrics differ.

How we are supporting Departments to care for their heritage assets

Engagement

HED is supporting Departments through guidance, seminars, webinars and continued engagement between Area Architects and Archaeologists and the Heritage Officers about conservation, maintenance and development and change.

To support Departments in the care of their estates, HED's Heritage Officer seminars create a platform for discussion around the challenges.

In February 2025, the Government Land and Property Register (GLPR) team in Land and Property Services (LPS), Department for Finance, gave a talk titled Linking Public Sector Data: A Foundation for Strategic and Sustainable Government Asset Management. In line with this, LPS are developing a Government Land and Property Asset Viewer Government Land and Property Asset Viewer[54]. Latest HARNI statistics were discussed at the event.

DfC will continue to monitor statistics within the Departmental Protocol returns to allow challenges like climate change, availability of skills and procurement to be recognised and considered as an active group.

52 **Home | Heritage at Risk in Northern Ireland | nidirect**
53 **Northern Ireland's Heritage at Risk: The Giant Cause - SAVE Britain's Heritage**
54 **Government Land and Property Asset Viewer**

Opportunities

'The key to successful differentiation is to build on urban assets that are unique to the city. In most cases, this will involve regeneration of historic core areas of the city in a manner that is sensitive to their cultural heritage. This will ensure that the city will have an authentic sense of place that contributes greatly to attracting talent on a sustainable basis, and which, in turn, will be a magnet for business.' - Licciardi, Guido and Rana Amirtahmasebi, Eds., The Economics of Uniqueness (Washington, DC: The World Bank, 2012)[55].

The historic environment is unique and distinctive. This attracts people, businesses and investment, and can provide places with a competitive advantage.

Under the Protocol, Northern Ireland Government aims to set a good example in the care of its historic estate, and the Protocol standards are widely understood and accepted to be a benchmark of good conservation management for public bodies. This includes showing how we can realise the potential offered by our historic assets. This can also mean unlocking the value that a heritage building can bring to its occupants, the wider area and environment.

As strategies and policies which hope to address the Northern Ireland economy, its health, wellbeing and its sustainable built environment are introduced, so historic buildings and structures, maintained and managed can be seen to help Government to achieve these ambitions, including bringing Heritage at Risk back into use.

There are key steps in maximising heritage value:

- **Understanding significance and to better understand value and potential**
- **Understanding the impact of change or loss on significance**
- **Assessing condition on a cyclical basis**
- **Maintaining and repairing where necessary**
- **Planning for the future – including disposal and adapting for climate change**

HED can support other parts of the Government to understand the significance of their heritage assets through the survey and recording of listed buildings, by giving advice and publishing of both guidance and resource material through HERoNI and online.

An untapped resource may lie in the variety of skills amongst the Heritage Officers themselves. As Departments improve their stewardship of the historic estate through implementation of conservation management plans and condition surveys, they will invest in the future of the built environment, contributing to the quality of places, impacting positively on health and wellbeing.[56]

In line with this, HED actively contributed to the 'Heritage Delivers' document by the Ni Historic Environment Stakeholder Group which was published in May 2026[57]. The previous version of this document was published in 2019.[58]

Sharing Good practice

Through the Architectural Heritage Fund's (AHF) Harnessing Heritage and Village Catalyst programmes, as well as the support of the HARNI officer, HED hopes to support

55 **World Bank Document**
56 **Wellbeing and Heritage | Historic England**
57 **NI Heritage Statistics**
58 **NI Heritage Statistics**

Departments where necessary to give vacant buildings new, community supporting roles, with placemaking at the heart of plans for disposal, through re-use.

Community Asset Transfer will continue to be considered as a method for disposing of buildings, curating a new use which support communities. In connection with this, Department of Finance published their 'Disposal of Surplus Public Sector Property in Northern Ireland policy' in June 2025.[59]

People, Planet and Prosperity

Continuing to maintain and care for these buildings demonstrates civic pride, and a willingness to invest in Northern Ireland and its heritage, benefitting those who visit as part of the Tourism **economy,** but also benefitting those who live here as a catalyst for regeneration and investment, all of which contribute to Government aims to invest in **people, planet and prosperity.**

On 27 February 2025 the Executive agreed a Programme for Government 2024-2027[60] 'Our Plan: Doing What Matters Most'. It outlines our priorities for making a real difference to the lives of people here.

The conservation and preservation of heritage assets has been repeatedly shown to give value to places. This **value** goes beyond tangible economic benefits, however. Heritage also results in profits which are intangible. These are found across key Programme for Government (PfG) outcomes, including to:

- **Grow a Globally Competitive and Sustainable Economy**
- **Provide more social, affordable and sustainable housing**
- **Safer Communities**
- **Protecting Lough Neagh and the Environment**
- **Reform and Transformation of Public Services**

In 2024 the Strategic Investment Board summarised its recommendations to support the PfG by maximising the potential of public assets in Northern Ireland in its report on Adaptive Reuse of Existing Assets.[61]

Heritage, Culture & Creativity Programme

There are active plans to further embed the benefits of culture, arts and heritage into Departments, through a government – wide **Heritage, Culture and Creativity Programme.** A draft Framework document showing all 4 policies' aims was published in July 2025[62]. A full Strategic Environmental Assessment Report was issued for public consultation alongside a draft Historic Environment Policy in 2026. This strategy will demonstrate the benefits of investing in heritage, creating metrics and targets around heritage and the use of heritage to fulfil government aims.



59 **Disposal of surplus land and assets publications | Department of Finance**

60 **Programme for Government 2024-2027 'Our Plan: Doing What Matters Most'- Documents | The Northern Ireland Executive**

61 **AREA-Report-2024.pdf (sibni.org).**

62 **The Heritage, Culture and Creativity Programme Purpose and Framework | Department for Communities**





Images: Family Fun Festival at Dundrum Castle, Summer 2025

Heritage Delivers

The contribution of the Historic Environment to wider government targets has also been outlined in 'Heritage Delivers', a document published by the NI Historic Environment Stakeholder Group, which uses statistics and case studies to show how Heritage has the potential to offer much wider benefits to people in Northern Ireland, for example for wellbeing, housing, tourism, jobs and the economy.[63]





Images: People enjoying a tour of the NI Regional War Rooms at 48 Mount Eden Park, during European Heritage Open Days, September 2024

Threats

Budgets

> **'Whilst condition surveys have 5, 10 and 30 year investment cycles, the reality of current public sector asset management means that single year work plans are an unavoidable outworking of single year budgets.'** Northern Ireland Courts and Tribunal Service, Department of Justice.

As outlined in previous sections of the report, 1-year budget constraints are a challenge to long term maintenance and stewardship of historic buildings which may require specialist input, survey or investigations before carrying out work.

Climate Change

The UKCP018 **(UK Climate Projection 18)** has made projections of future change (measured relative to a 1981-2000 baseline for temperature and precipitation and a 1980-1999 baseline for sea-level rise) for Northern Ireland if high emissions continue.

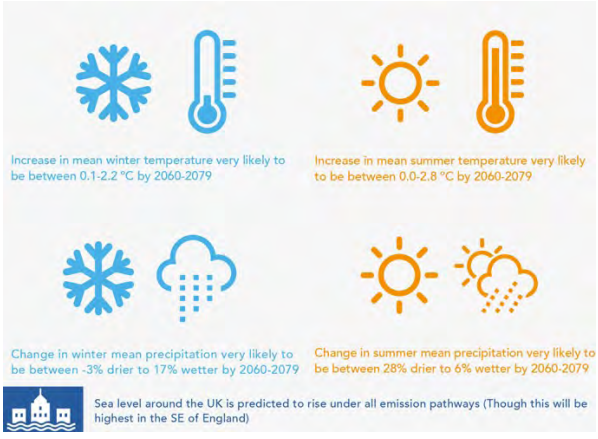


Image: The UKCP018 (UK Climate Projection 18) projections of future change for Northern Ireland

[63] **NI Heritage Delivers**

In the Programme for Government 2024-2027, the Executive outlines that it will

"..prepare and adapt to the impacts of climate change that we are currently experiencing and are projected to experience. That is why in 2025 we will consult on and finalise our Third Northern Ireland Climate Change Adaptation Programme (NICCAP3) which will set out an Executive agreed programme of climate resilience, how we will plan, prepare and build resilience, and incorporating key climate adaptation actions from right across every government department, councils and wider society."

Further to this, the introduction of the Climate Change Act in 2022 means there is a greater legally binding incentive than ever for government to lower carbon expenditure. One key aspect of reducing carbon is to consider Whole Life Carbon and how to re-use existing buildings.

A key area of research from the NI Heritage Delivers document is how heritage can help to deliver net zero and sustainable development goals. Investing in reuse means less investment in carbon intensive concrete or steel production and less waste heading to landfill. Almost 40% of the NI Construction industry is already focused on this. Careful retrofitting can significantly reduce emissions and make a strong contribution to government targets

'The greenest building is the one that already exists.'

Carl Elefante - former President of the American Institute of Architects

Carl Elefante, also notes that:
'Buildings represent enormous investments in energy, material, and financial resources and yet thousands of viable buildings are destroyed every year in the name of progress. The scale of such wastefulness is even more troubling as the world confronts climate change and the need for rapid reductions in greenhouse gas emissions.'[64]

He goes on to say that:

'Retrofitting existing buildings to improve their performance can achieve energy efficiencies equivalent to new buildings, substantially reducing operational emissions while avoiding the immense embodied emissions from constructing a new building. Occupying, maintaining, renewing, and adapting existing buildings is the greenest approach and is especially crucial for meeting emissions reduction targets.'[65]

Historic England published research in 2019[66] that demonstrated that:

'Traditional building materials, if properly looked after, are inherently sustainable as they are durable and can resist wear and decay.'

Responsibly disposing of buildings to better uses including community use, 'recycles' buildings whilst at the same time contributing to better place making and preserves heritage for future generations. This tackles climate change and whole life carbon targets whilst growing skills, protecting the environment and encouraging economic growth – all contributing to the circular economy.

64 **The Greenest Building Is… – Carl Elefante**
65 **The Greenest Building Is… – Carl Elefante**
66 **Investing in Heritage to Avoid Embodied Carbon Emissions | Heritage Counts | Historic England**

Summary



Image: Carrickfergus Castle, a State Care Monument in Mid and East Antrim.

The Protocol provides evidence that the Northern Ireland Government is continuing to invest and care for its heritage assets. In doing so it contributes to the Programme for Government 2024-2027 'Our Plan: Doing What Matters Most' and to wider plans, programmes and strategies for the future of Northern Ireland, including the NI Environmental Improvement Plan, climate change targets and the Heritage, Culture and Creativity programme.

However, there is still more to do. Unrealised opportunities in relation to the care of Government owned structures, buildings and monuments on the Heritage at Risk register exist – a repository of untapped potential. It is vital that Departments grasp the possibilities that heritage assets hold to deliver on a wide range of government targets for people, places and the planet.





Image: People learning about the history of Stormont, following the launch of Northern Ireland's Register of Parks, Gardens and Demesnes of Special Historic Interest, and associated guidance at Stormont Estate, August 2025.

Appendices:

Departmental returns to Protocol questionnaire

Appendix 1: Return from the Department of Agriculture, Environment and Rural Affairs

Appendix 2: Return from the Department for Communities

Appendix 3: Return from the Department of Education

Appendix 4: Return from the Department of Finance

Appendix 5: Return from the Department of Health

Appendix 6: Return from the Department for Infrastructure

Appendix 7: Return from Translink

Appendix 8: Return from the Department of Justice

Appendix 9: Return from the Executive Office

Appendix 10: Return from the Northern Ireland Assembly

Appendix 11: Return from Northern Ireland Water

Appendix 12: Return from the Ministry of Defence

Appendix 1: Department of Agriculture Environment and Rural Affairs response

Protocol Point 1 - Nominate a heritage officer

Are you the nominated heritage officer?

Yes. The DAERA nominated Heritage Officer is the Deputy Director within Estate Transformation Division (ETD).

A. If yes, what contact do you have with the property managers in your organisation on these issues?

The DAERA Departmental Heritage Officer has contact with property managers through regular estate related management meetings and the DAERA Premises Officer Forum.

B. If no, how is heritage information disseminated?

Blank

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

DoF Construction and Procurement Delivery (CPD) procures and manages professional consultants and contractors on behalf of the Department to deliver both maintenance and construction projects.

B. How is this checked?

A qualification and experience assessment will be carried out during the procurement of the consultant or contractor team by DoF CPD to ensure they have appropriate experience.

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

Lissue House was disposed of by the Livestock and Meat Commission (LMC) in December 2024.

For any future disposals, the Department will continue to follow LPS Disposal of Surplus Public Sector Property in NI (October 2018) guidance and the principles set out in Section 13 of this guidance.

B. Are Heritage Impact Assessments (HIAs) standard?

The Department has no planned projects at present but has discussed with DoF CPD the requirement to prepare a Conservation Statement or Conservation Management Plan with any future planning applications.

C. Do you have any current Conservation Management Plans for your heritage sites?

The DAERA Historic Estate Conservation Plan sets out DAERA's vision for the management of the historic estate, identifying key stakeholders and DAERA's historic estate strategy.

DAERA does not yet have Conservation Management Plans for individual heritage sites. The need for these will be considered as part of the wider work being undertaken in relation to DAERA's historic estate.

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

A. If yes, how often? Are these up-to-date?

At present, DAERA does not undertake regular condition surveys of heritage assets. However, several historic assets have been surveyed as part of the Pilot Condition Survey Program which was completed in 2021. Going forward, condition surveys will be undertaken where identified as necessary and in line with budget availability.

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

In addition to condition surveys, maintenance is identified either by business area Premises Managers/ Officers during premises inspections or during planned preventative maintenance inspections.

Premises Managers and ETD develop a program of prioritised maintenance work. This is in line with available resources and available funding.

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

The Department's Estate Asset Management Plan (EAMP) includes projects that relate to properties where pilot condition surveys have been undertaken.

B. What period(s) are covered by forward work plans?

The DAERA Estate Asset Management Update 2025/26 and Long-Term Estate Strategy Action Plan includes actions that will be taken to modernise, right-size and decarbonise the DAERA estate over the next 20 years. The Action Plan includes a range of actions relating to DAERA's historic estate.

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

The Department has an agreed strategy for several properties on the HAR register. Over the last two years work has been progressed to consider and progress the necessary tasks required to preserve the historic assets as detailed below.

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

Structures	Synopsis of Engagement
Lindesay Hall, Outbuildings and Dean Swift Cottage	In the last two years the Department has undertaken reactive and preventative maintenance and has also reinstated the gable wall to the Manor house. DAERA and has also consulted with HED during the planning process. In the next two years the Department will continue with reactive maintenance and has commissioned a scoping exercise to identify future uses for the property. The Department has consulted with HED Conservation Architects regarding this scoping exercise.
Manor House, Loughgall	The Department has carried out reactive maintenance along with roof repairs and replacement of heating boilers and is considering the future use of the building following the AFBI Estate Strategic Review.
Tea House, Tollymore Forest Park	Opportunities are being explored with Newry, Mourne and Down District Council, for the development of this site and building.
9 Park Street, Hillsborough	The Department are engaging with Lisburn and Castlereagh City Council regarding the future use of this building.
Seskinore Forest Park Outbuildings	Opportunities are being explored with Fermanagh and Omagh District Council, for the development of recreation and tourism facilities in the public forest and council area, including buildings at this location.
Bathing House @ Roe Valley (Summer House)	The bathing house has been considered as part of the DAERA Asset Review Process and actions to preserve the site's historical significance forms part of the Action Plan emanating from the Review. NIEA staff on site carry out regular inspections of the asset and no maintenance has been required over the last two years.
Pavilion Parkanaur Walled Garden	A license is in place with a third party to manage and maintain the asset for local events.

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

A. What is the regular inspection period for unused assets?

Inspection of unused assets is agreed between Estate Transformation Division and business area.

B. Can you please provide a list of such structures in your care?

Lindesay Hall, Cookstown

Manor House, Loughgall

Tea House, Tollymore Forest Park

9 Park Street, Hillsborough

Seskinore Forest Park Outbuildings

Bathing House at Roe Valley Country Park

C. Have you encountered issues with disposal, not anticipated in the original business cases?

No DAERA has not yet encountered any issues with disposals.

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

Heritage Assets	Numbers*
Scheduled historic monuments	54
Unscheduled historic monuments	267
Monuments in state care	4
Listed buildings	43
Unlisted buildings of historic buildings of architectural or historic interest	8
Historic buildings not listed	1
Historic Parks and Gardens	30
Industrial Heritage Assets not listed or scheduled	0
Defence heritage assets not listed or scheduled	0

***Figures have been checked against EAMP returns from DAERA business areas and Government Land and Property Register (GLPR) datasets.**

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

None.

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaeological-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

Lindesay Hall – a 3D geo-spatial survey of the property was undertaken which maps the external part of the property alongside a 2D photographic survey of the interior of the property. This allows the department to track any potential deterioration of the property and to ensure any changes are in keeping with the property's historic context.

B. Are you willing to share them as exemplars or case studies which we can publish?

No, as it would be premature to do so at this stage.

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

No

A. If yes, please provide it to us.

Blank

B. If no, how do you track the condition and issues affecting your heritage assets?

DAERA has recently completed an Asset Review Process which has informed the development of a Long-Term Estate Strategy Action Plan for the Department which looks ahead over the next 20 years. The Asset Review has provided an evidence base which will inform longer-term decision-making processes as to how the Department transforms and manages its estate (including the historic estate). This will include where long term capital investment and resource expenditure is required and how the Department can further modernise and decarbonise its estate.

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

Records are held electronically by Content Manager. Paper documents (e.g. Property Deeds), are held securely and are saved onto Content Manager. Condition survey data and maintenance data are held on DoF's Asset Management and Property Services (AMPS) software system. Data including maintenance records is retained in accordance with the Department's Retention and Disposal Schedule.

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

The Department follows the Public Records Office of Northern Ireland (PRONI) published guidance on the transfer of official paper records.

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies.

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

The Department's Northern Ireland Climate Change Adaption Programme 2019 – 2024 has within its Key Priority Areas 'People and Built Environment' with an associated outcome 'P1 – We have people, homes, buildings and communities that are resilient to the impacts of flooding and extremes of weather.' This report specifies the built environment as referring to historic and contemporary buildings and the spaces between them, including parks, streets and housing, and considers relevant policies and strategies, including the Strategy on Climate Change and the Historic Environment commissioned by HED in 2013. The End of Programme Report was published for this programme in January 2025. It identified work by Water and Drainage Policy Division that was ongoing to update NI guidance on allowances for Climate Change in Flood Risk Management and Development Planning and Management.

Along with the Climate Change Adaption Programme there are several other related policies/strategies being taken forward by the Department including the draft Green Growth Strategy and the Sustainability for the Future - "DAERA's Plan to 2050" which set out DAERA's commitments in relation to its strategic and policy positions on addressing climate change.

An Estate Sustainability Action Plan to cover the built estate is being taken forward over the 5-year period 2022–2027 and this sets a specific commitment in to ensure 'Through compliance with the Protocol for the Care of the Government Historic Estate our built historic estate is managed in a sustainable way for future generations.' It further sets out that in taking forward work within DAERA's built estate, including the historic estate, consideration will be given to where climate adaptation measures would be required.

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

DAERA has been leading the development of the draft Climate Action Plan on behalf of the Northern Ireland Executive. The draft Climate Action Plan 2023-2027 has been published for a 16-week consultation (closing on 8 October 2025).

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

As part of our asset management processes and the ongoing implementation of the Estate Sustainability Action Plan, the Department will consider the need for the completion of climate change risk assessments for specific heritage assets and will keep HED appraised of this work.

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

This will be considered in light of any assessments carried out above.

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

Yes, all the bodies (NDPBs and equivalent) are aware of the Protocol and have been consulted on this return.

B. That they have adopted the approach as good practice?

Yes

C. That you have incorporated their responses to you in your responses to the question above?

For clarity, please provide HED with a list of the bodies in your departmental return.

The following Arm's Length Bodies of the Department have advised that they are aware of the requirements of the Protocol and are, or would, adopt the approach as good practice:

1. Northern Ireland Fishery and Harbour Authority (NIFHA)
2. Livestock Meat Commission (LMC)
3. Loughs Agency

NI Fisheries and Harbour Authority (NIFHA) is responsible for managing and maintaining Ardglass, Kilkeel and Portavogie Harbours and Estate. It has advised that it manages the following heritage assets:

HB18/09/024 Bathing House

HB18/09/30 North Quay and Inner Harbour

HB18/09/31 Light House North Quay

HB18/09/067 Shed

HB18/09/068 Larger Shed

Livestock and Meat Commission (LMC) assist the development of the livestock and livestock products industries.

LMC has advised that HB19/10/001 Lissue House was disposed of in December 2024 to the private market. Therefore, it does not own any heritage assets.

Loughs Agency is a cross-border body and an agency of the Foyle, Carlingford and Irish Lights Commission (FCILC).

It has advised that it does not own any heritage assets.

The Department also sponsors the Agri-Food and Biosciences Institute (AFBI), however, the Department owns the land and property used for AFBI operations and as such any AFBI related heritage assets have been included in the main Departmental response.

Appendix 2: Department for Communities response

Protocol Point 1 - Nominate a heritage officer

Are you the nominated heritage officer?

- Are you the nominated heritage officer?

Historic Environment Division

YES, as Senior Archaeologist for State Care Heritage Branch (SCHB).

Northern Ireland Housing Executive

There is no specific 'Heritage Officer' post in NIHE but as the Assistant Director, Asset Strategy I am our POC for heritage issues.

National Museums NI

Blank

Libraries NI

Blank

Armagh Planetarium

Blank

HURLG

Number of RDO officials depending on what council area the site falls under (White Bridge Muckamore Team)

A. If yes, what contact do you have with the property managers in your organisation on these issues?

Historic Environment Division

Contact is via regular branch and team meetings; cyclical condition surveys and risk assessments. Regular ranger reports flag issues and curatorial inspections are conducted for site visits, especially to monitor works and interventions at State Care Monuments (SCMs).

Northern Ireland Housing Executive

I have regular contact with our Regional Investment Planning, Regional Project Delivery teams and other property managers. Heritage information is disseminated by me to them as required.

National Museums NI

Blank

Libraries NI

Tim Neeson from Libraries NI (LNI) Assets team is the nominated heritage officer, The Library Branch Managers act as local property managers for each library and part of their role is a responsibility to report any maintenance issues with their building. The Assets team have an open and ongoing contact with each of the Branch Library Managers. There are also District Managers and Area Managers which we contact to disseminate information.

Armagh Planetarium

Blank

HURLG

I have not been formally nominated but it's a role I carry out. (Downpatrick Team)

B. If no, how is heritage information disseminated?

Historic Environment Division

N/A

Northern Ireland Housing Executive

Blank

National Museums NI

Yes, in my role as Built Heritage and Capital Projects Manager for the National Museums NI Estate, I am nominated heritage officer.

I have regular and ongoing contact with property managers across each of our sites, through our Built Heritage Working Groups, which meet on a monthly basis at Ulster Folk Museum and Ulster American Folk Park, and bi-monthly at the Ulster Museum.

These groups, comprising maintenance and facilities staff, estates, general management, curatorial and conservation staff, are the forum for regular updates and discussion for all matters related to the care, conservation and maintenance of our listed and heritage buildings and structures. This is supplemented my attendance at briefing sessions with our wider visitor facing teams as appropriate to disseminate information and updates related to built heritage through the year.

Libraries NI

N/A

Armagh Planetarium

Lynne Brown is the nominated heritage officer for AOP.

AOP is a small organisation. Matters of a heritage nature are discussed at SMT level. Lynne works under the direction of the SMT and liaises with relevant personnel within AOP as appropriate.

AOP employes a Museum Collections Officer. This employee and a member of the Education Team lead on the care of collections and heritage artefacts. Their support and guidance is sought in projects of a heritage nature. Note that for the reporting period this has been a part time position funded by a fixed term external grant. Grant funding has been secured to continue funding this position until March 2028 and to employ a Technical/Instruments Officer to maintain historic telescopes and instruments.

AOP has an internal Group which considers Museum and Heritage issues. Armagh Observatory was award Museum Accreditation by the Arts Council in Autumn 2022. Matters of a heritage nature can be discussed through this forum where required.

HURLG

No, we do not currently have a process for this (Belfast Laganside Team)

Not nominated as a heritage officer for this area & do not disseminate heritage information. Unclear how this portion of the Walls sits with RDO when other parts are with HED (& designated a Monument in State Care). RDO's role is primarily to regenerate or dispose of land on behalf of the Department. Therefore RDO does not have the policy cover for responsibility for the Walls & have instigated discussions with HED about this (Carrickfergus Walls Team)

Information disseminated to appropriate officials as required according to nature of the information and what site it relates to (White Bridge Muckamore Team)

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

Historic Environment Division

Blank

Northern Ireland Housing Executive

All of our heritage assets – with the exception of two monuments – are either (1) properties that are still used as residential dwellings or office accommodation, or (2) raths etc. that are located on our lands. These assets will be included in our mainstream maintenance and improvement programmes rather than addressed as standalone projects. In regard to properties, our programmes comprise area/estate-based schemes; when a scheme includes a heritage asset(s) the scheme brief issued to the contractor by our technical staff will identify this asset(s), stipulate what authorities have to be contacted and approvals obtained, and note any specialist expertise required. In regard to grounds maintenance, there is minimal maintenance carried out to raths etc. and our contractors are instructed to exercise care when working around them.

National Museums NI

Blank

Libraries NI

Tim Neeson is responsible for appointing consultants or contractors, procurement is conducted on behalf of Libraries NI by The Education Authority or CPD who are CoPEs

Armagh Planetarium

Blank

HURLG

All works are mainly carried out through CPD and we rely on their guidance and expertise on the appropriateness of consultants and contractors.

Where services have been engaged without CPD input, we still ensure that consultants are appropriately skilled to undertake these services.

For minor works such as small leaks and repairs we would normally access these via CPD works order and its my understanding that there would be no specialist involvement for these works. (Downpatrick Team)

N/A (White Bridge Muckamore Team)

B. How is this checked?

Historic Environment Division

SCHB Project Sponsors are responsible for compiling detailed specifications for tendered works via Construction and Procurement Delivery (CPD) in DfI with a requirement that contractors must have demonstrable experience working with historic fabric.

HED also have our own in-house Conservation Works Team who undertake conservation repairs across the State Care Estate.

Northern Ireland Housing Executive

This will be stipulated and checked during procurement.

National Museums NI

The majority of works to National Museums NI buildings are contracted and managed through CPD Construction and PSD Property Services Division. General maintenance and repair works are managed by CPD consultants who have completed conservation training and have experience of working in similar historic environments, supported by National Museums NI inhouse Specialist Conservation Architect. For specialist projects, CPD new Collaborative ICT Framework facilitates call off for Conservation Architects, RICS Surveyors and other specialist services as required, appropriate to the task.

For large projects where full ICT is tendered, National Museums NI recognize the importance of, and advocate for, inclusion of a Conservation Architect within the team.

Until mid 2024, CPD collaborative frameworks were in place for construction and maintenance works. While it did not make express provision for specialist heritage trades, the contract did make provision for tendering of specialist works outside of the tendered rates, which could include stonework, repointing, thatch, lime work, heritage joinery etc. Works were tendered by the main contractor to specialist sub-contractors with relevant skills for the task, in consultation with CPD and National Museums NI, assessed to ensure the knowledge, skills and experience were appropriate. While this was generally working for the museum, the pool of suitable contractors was at times small and, in some cases, aging; at times there was also a tendency for the contractors to try to do tasks ‘inhouse’, for example, leadwork, which should have been more specialist work. Since 2024, the small works framework, which was in place for mid-range projects, has not been running – it has yet to be determined how tendering by other means, similar to large projects, will impact upon the skills available – in theory it could open us up to wider availability of skills.

For larger projects, where the works are fully tendered, conservation experience and understanding would be assessed as part of the quality submission for the works.

Libraries NI

It is checked by reviewing consultants or contractors previous experience on other projects, if consultants or contractors do not have the expertise then they may be required to bring this expertise on board as part of their team.

Armagh Planetarium

In the main, work undertaken is procured through the NICS Government Frameworks. Such projects are typically led by a member of one of NICS's Construction and Procurement Delivery's Multi-Disciplinary Teams. The Project Officer provides advice to AOP and liaises with HED on AOP's behalf when necessary. Professional consultants, contractors and where necessary, specialist contractors, are procured and checked through the Framework.

Throughout projects, the Project Officer will regularly visit site to review progress.

HURLG

Either the Managing Agent (currently O'Connor Kennedy Turtle) or CPD arrange for repairs to the buildings, they are responsible for checking expertise. (Belfast Laganside Team)

During my time in this role I have never used consultants or contractors for this area. RDO does not have any heritage expertise, nor are we resourced to manage such assets. (Carrickfergus Walls Team)

Either by CPD or we have checked or included the need for specialized CARE expertise. We also seek HED advise as required. (Downpatrick Team)

N/A (White Bridge Muckamore Team)

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

Historic Environment Division

Depending on the level of works proposed/required, a statement of significance for the site and the specific aspect is required on internal Work Approval Forms (WAFs). For masonry interventions, a more detailed reporting form is required where significances are assessed with mandatory statements on how the intervention meets the principles of conservation, how the works will be recorded, methodologies and aftercare considerations. For large projects, conservation management plans will be required.

Northern Ireland Housing Executive

With regard to our residential properties - included those that are heritage assets - asset condition and asset performance (financial and non-financial) are the foundations of our Asset Management Strategy and our decisions on whether we retain/improve, reconfigure, sell, demolish or redevelop our properties. These decisions are reached by way of a business case that assesses a range of options and 'heritage' will be

considered as one of the factors taken into consideration' We have also added a classification of 'Listed Buildings' to our asset management IT system and tagged the relevant properties in order that they can be readily identified by all of our business units. We will expand on this as we identify other types of heritage assets

National Museums NI

The continuation of a Built Heritage Working Group at each of the National Museums NI museum sites, has facilitate ongoing focus on how proposals will impact on the significance of our built heritage, ensuring a conservation based approach is taken. Proposals are developed by the Estates Team in discussion with the Conservation Architect, and where required, Curators and Collections Care teams, to ensure that proposed interventions are appropriate to the historic building and the estates team consult existing records and archives to ensure a clear understanding of the significance of the building fabric in all projects concerning historic buildings as a matter of course. In addition, discussion of such across our Built Heritage Working Groups continues to raise awareness of significance and appropriateness to our wider teams.

Formal Statements of Significance have been drawn up for all the heritage assets at Ulster Folk Museum, as part of the Conservation Planning process, and this is being rolled out across our sites. An accompanying significance/condition matrix has been generated, which is updated and circulated at 6 monthly intervals, and assists in prioritization of works against established significances and potential vulnerability impacts.

Libraries NI

Yes, the significance of the heritage asset is always a primary consideration if change is planned. There is only one surplus property which is in the process of being disposed of and it is not a heritage asset.

Armagh Planetarium

Blank

HURLG

We consult HED as necessary but no major changes have been proposed. (Belfast Laganside Team)

The Irish St Development Scheme contains 4 Grade B listed properties which are all vacant and unusable. The only services are electricity services which are somewhat limited but enable winter heating of the properties and lighting for visual movement and inspection purposes. They are presently maintained to a basic level as the plans for the site involve their replacement as part of a wider Development Scheme. (Downpatrick Team)

N/A (White Bridge Muckamore Team)

B. Are Heritage Impact Assessments (HIAs) standard?

Historic Environment Division

No. Statements of significance are included in internal works approvals. Larger projects will require CMPs

Northern Ireland Housing Executive

As required.

National Museums NI

To date, Conservation Planning at Ulster Folk Museum has facilitated a formal policy framework which sets out the need to carry out heritage impact assessment for each proposal going forward on the site. Generally, this approach is taken across the National Museum NI sites as matter of course, and it is intended that formalization follows for our other sites in due course.

The HIA process is generally carried out by the inhouse Estates Team/Conservation Architect in consultation with the Built Heritage Working Groups, and for larger projects, would be taken forward through the ICT/Consultant as part of the planning process.

Libraries NI

Yes, but they may not be formally recorded

Armagh Planetarium

Blank

HURLG

No (Belfast Laganside Team)

C. Do you have any current Conservation Management Plans for your heritage sites?

Historic Environment Division

Yes – but not for all sites at present.

Northern Ireland Housing Executive

No.

National Museums NI

In 2024, a Conservation Management Plan was prepared for the Ulster Folk Museum; while this was prepared in the context of the wider Reawakening, it looks at the significance of all the heritage assets on the site, and the significance of the museum site itself. This has provided us with a framework for managing and maintaining our Cultra buildings in the long term, and will be formally reviewed periodically going forward through our Built Heritage Working Group.

It is intended that a Conservation Management Plan will follow this financial year for Ulster American Folk Park, and later for Ulster Museum.

Libraries NI

No.

Armagh Planetarium

AOP is located within a site of approx. 20 acres and has ambitious re-development plans. In 2018 AOP received DfC approval for a Strategic Outline Case to redevelop its estate with a view to improving sustainability and increased economic impact. Over the intervening years we have been working on the development of an OBC (outline business case) as the next step in this process.

All existing properties and the grounds across the entire site have been considered as part of the OBC development process, not just heritage assets. A number of options, which include demolition (of non-heritage buildings), new-build and refurbishment, have been identified.

A Conservation Management Plan for Armagh Observatory, completed in November 2019, was updated in December 2024 and is an appendix to the OBC1. The Conservation Management Plan assesses Armagh Observatory's significance and contribution to heritage at a local, regional, national and international level.

OBC1, to bring the project to RIBA Stage 3, was approved at the end of June 2025. An external grant and central government match-funding has also been secured to deliver OBC1.

Armagh, along with its sister observatories Birr and Dunsink in the RoI, has aspirations to be accredited by UNESCO for World Heritage status. The process for seeking this accreditation, through a transnational nomination led by the RoI, is under way. The Observatories located in the RoI were added to the world heritage tentative list for Ireland earlier this year. Steps are now being taken to have Armagh Observatory added to the UK's tentative list. Achieving World Heritage listing will provide a powerful driver for ensuring the scientific heritage remains protected and treasured by humanity.

HURLG

No (Belfast Laganside Team)

NIL/No. Currently in discussions to transfer Lancasterian St car park to Council which includes these Walls. The handling of this asset is a consideration. (Carrickfergus Walls Team)

A Condition Report is currently being commissioned which will identify any structural concerns and actions that are required for the next 4-5 years after which construction works are planned to take place by a Developer. In September 2025, a procurement exercise is being published to attract interested developers to bid to develop the site. The Heritage status of these properties has affected the Department's ability to attract developers in the past recruitment exercise. This time around gap funding will be included in the offer to make the scheme viable. (Downpatrick Team)

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

Historic Environment Division

Blank

Northern Ireland Housing Executive

Blank

National Museums NI

Blank

Libraries NI

Blank

Armagh Planetarium

Blank

HURLG

Blank

A. If yes, how often? Are these up-to-date?

Historic Environment Division

Yes. A five-year cycle of curatorial inspections is in place for Condition Surveys of State Care Monuments (sites managed directly by the Department for Communities as Historic Monuments under the meaning of the Historic Monuments and Archaeological Objects (NI) Order 1995).

Ad hoc works are brought to the fore either as a result of the findings of the Condition Survey reports, risk assessments or through the more frequent maintenance that are conducted across the estate. Maintenance inspections are conducted at varying intervals (arising from the levels of visitor activity at the sites, staff presence, the nature of the sites and issues known to relate to them), and in addition to Curatorial Surveys will identify works arising. Reports from third parties may also trigger a site inspection. Urgent or extensive works will be considered as appropriate, noting that the response to a specific urgent item may in fact require a larger project or intervention.

Northern Ireland Housing Executive

Residential properties

At present the survey regime for any residential heritage assets is the same as that for all of our residential stock (c84,000 properties):

- We have a rolling stock condition survey programme undertaken by an in-house survey team with the aim of inspecting each property every five years; however, this has been frustrated by resource issues and, more recently, the pandemic lockdown. This survey is primarily aimed at inspecting the condition of the properties' major components, installations and services and determining their replacement needs/ timescales. This information is held on our Asset Management System and is used to develop future planned maintenance schemes.
- We also have an External Cyclical Maintenance programme aimed at ensuring that the external structure of a property is sound. We are working towards an 8 year cycle of external survey, repair and decoration, albeit there is a backlog at present. Completed works are recorded in our Asset Management System.
- When a property is included in a planned scheme - for example, for window replacement - there will be a survey undertaken first of all to determine the condition and works required. Completed works are recorded in our Asset Management system.
- There is also an inspection and servicing regime for, for example, electrics, heating boilers, legionella, communal lighting etc. as applicable. This information is recorded in our Asset Management System.

Office properties

A general inspection of each building is carried out on a regular basis to highlight any repairs or preventative maintenance necessary, which should be undertaken as routine maintenance or part of a larger External Cyclic Maintenance scheme. In line with N.I.H.E. Property Management & Health & Safety Policy, Practice and Procedures, as outlined in the appropriate internal Manuals, all business premises are subject to periodic workplace and common area inspections, carried out by the Line Manger or Premises Officers, as appropriate. The purpose of all these inspections is to ensure that a safe working environment is being maintained and that the general building fabric in sound condition and repair and is being properly maintained. Any maintenance work identified should be processed through the appropriate technical staff to ensure that it is necessary, properly specified, carried out satisfactorily, costed properly and recorded. No additional inspections are considered necessary specific to the listed properties.

Other assets

These are surveyed on an irregular basis.

We are commissioning a Stock Condition Survey this year that will include all of our property assets (albeit on a 10% sample basis for most types).

National Museums NI

Blank

Libraries NI

Condition surveys are completed to all library properties, currently conducted on a 5 year cycle depending on the availability of funding.

Armagh Planetarium

Blank

HURLG

Monthly site inspections are carried out by staff in RDO and where there are works required action is then taken to carry out the necessary works required. A Condition Survey is being commissioned to identify things that staff can't or are unable to visually check or review. This will be carried out using the Historic England surveyor maintenance template and will provide a more specialized structural review. CPD carry out 6 monthly inspections of the temporary structural supports in the site of No 39 Irish St which are holding up the party walls of No 41 and No 37 Irish St. (Downpatrick Team)

Twice a year. Yes (White Bridge Muckamore Team)

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

Historic Environment Division

N/A

Northern Ireland Housing Executive

Blank

National Museums NI

Lifecycle surveys carried out during 2019/2020 form the baseline for establishing requirements over a 10-year period (detailed 1-5 years) to ensure resources are in place to facilitate required works.

From this baseline, it is intended that full condition survey reports will be undertaken every 5 years to review condition and reprioritize the planned maintenance programme. While we aim to deliver condition reports at intervals of no more than 5 years, in accordance with the protocol, budgetary constraints, particularly in the last year, have restricted our ability to plan and deliver updated surveys during the 2024/25 year.

Additionally, a full roof survey for the Ulster Museum was completed during the 2023 year, in light of ongoing leaks, which has established a number of priorities for repair/replacement over the current 5-year period. To date, we have completed 3 phases of work, though slightly delayed by budgetary constraints.

Regular site inspections by the estates team monitor overall condition and highlight potential remedial works as part of the general maintenance regime, either carried out by inhouse facilities team, or external contractors. The internal Built Heritage Working Groups continues to be the main forum for discussion of maintenance, capital works and conservation planning.

Libraries NI

N/A

Armagh Planetarium

Conditions Surveys, with lifecycle and maintenance costs assessments, were carried out in respect of all AOP properties, including heritage assets, in 2018. Since then, these Condition Surveys have informed works to both the Grade A listed Observatory Building and the Grade B1 listed Robinson Dome.

All properties and the grounds across the entire site were considered and the Condition Surveys reviewed as part of the OBC process. The Conservation Management Plan for Armagh Observatory, completed in November 2019 and updated in December 2024, is an Appendix to OBC1. The conservation plan recommends, as a matter of urgency, two surveys to be carried out – a stonework survey and a mechanical services survey – in order to ascertain the nature and scope of future works that will need to be carried out to conserve the building and support the scientific research carried on inside it.

Implementation of OBC1 is phased to enable AOP to progress elements based on available capital funding. The re-development plans include full refurbishment of the Observatory Building.

HURLG

Yes, full building survey at 10 year intervals, last complete in 2018 and available on request. (Belfast Laganside Team)

RDO undertakes 6 monthly inspections but these are purely visual and not by heritage or engineering/ construction specialists. Without HED taking on a role here there is risk that an appropriate conservation-led approach is not in place. (Carrickfergus Walls Team)

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

Historic Environment Division

At the present time Historic Environment Division does not have an Asset Management Plan (AMP).

Northern Ireland Housing Executive

Residential properties

Given the very significant shortfall in funding required for investment in our stock we have a strategic

investment approach that has been agreed with the Department for Communities pending the outcome of the Housing Executive Revitalisation programme. This focuses our funding on cyclical maintenance, response maintenance, health & safety/compliance, adaptations and addressing the backlog in planned maintenance in order to optimize the level of our stock available for letting to address high and rising housing need. This represents the context for the annual review of our physical programme and Strategic Programme Guidelines which are founded on an analysis of stock condition data - survey data, completed works data & component lifecycles - to prioritise and determine where and in what we invest.

Office properties

Prior to the programme roll over each year, the Regional Manager / Corporate Facilities Services Manager will ensure that an inspection of each location is carried out by the Premises Officer / Manager. A Technical Officer nominated by the Regional Manager / Head of Accommodation and Facilities will assess whether or not the premises have a five year life expectancy, any improvements needed and whether cyclic maintenance is due. These procedures apply to all the NIHE business premises and it is not considered necessary to apply any more stringent procedures to the listed premises.

National Museums NI

Blank

Libraries NI

An Asset Management Plan is prepared annually which may include proposals to address issues highlighted as a result of priority condition surveys or known recurring maintenance issues.

Armagh Planetarium

Blank

HURLG

As above, the last Condition Report was completed in 2018 following the Department's acquisition of the site. Key priority works were subsequently carried out the following year. A further Report is being commissioned at present. (Downpatrick Team)

No (White Bridge Muckamore Team)

B. What period(s) are covered by forward work plans?

Historic Environment Division

Work plans are developed on a rolling basis developed from a prioritisation matrix and the site pro-formas used. State Care Teams are working at present towards the development of a 5-year work plan.

Northern Ireland Housing Executive

Residential properties

We maintain a 5 year programme that is rolled on each year.

Office Properties

At the roll over the five year programme will be prepared, based on the condition of the premises and the Programme Guidelines. All premises are subject to an on-going Cyclic Maintenance Programme, including:

- Exteriors – a scheme every four years
- Internal Areas – a scheme every three years

Re-decoration is undertaken as required, subject to volume of traffic and funding. However, it will not normally be considered more frequently than the following timescales:

- General Offices every 3 years inside, every 4 years outside

Public Areas (Reception, Interview Rooms) every 2 years

National Museums NI

Lifecycle surveys were last carried out for each of our buildings during 2019/2020 and have been used to inform our current National Museums NI Asset Management Strategy 22-27, highlighting our funding need for both cyclical and planned maintenance and capital improvements across the estate over the life of the Strategy, and contributing to key actions within the AMS Action Plan.

The findings of the lifecycle surveys, which look in detail at requirements over a period of 5 years, have been used to assist in the prioritization of works through the life of the plan.

While we aim to deliver condition reports at intervals of no more than 5 years, in accordance with the protocol, budgetary constraints particularly in the last year, have restricted our ability to plan and deliver updated surveys during the 2024/25 year.

Libraries NI

The Asset Management plan is based on the organisation's Asset Management Strategy which, going forward, will cover a period of 5 years.

Armagh Planetarium

A number of routine asset management tasks are included in AOP's PPM schedule. Further repairs and maintenance are raised on an ad hoc basis when noticed / required.

The Conservation Management Plan for Armagh Observatory, completed in November 2019 and updated in December 2024, is an Appendix to OBC1. OBC1, approved in June 2025, will inform future work plans.

HURLG

No, but recommended works are undertaken at receipt of surveys. (Belfast Laganside Team)

No – as per the absence of expertise in RDO we do not have the skills. It also does not make sense that a holisitic & consistent Asset Management approach is not implemented for all the Walls. (Carrickfergus Walls Team)

None has been specified. (Downpatrick Team)

None (White Bridge Muckamore Team)

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

Historic Environment Division

No SCMs are currently on the Heritage at Risk register.

Northern Ireland Housing Executive

Residential properties

The listed buildings in our residential stock and office stock would not currently be considered at risk.

Other heritage assets

There is one Listed Building in the Housing Executive's ownership whose future is uncertain. This is the John Martin Memorial Clock Tower Monument at Shrigley that we appear to have inherited in 1971 as part of the transfer of land from the predecessor council housing authority. Since then we have put the internals in storage and carried out ongoing repairs to the structure, but it is evident that it would require significant investment for restoration. As our activities and services are funded by rental income such a project could not be justified when we already have a significant funding shortfall for required investment in our housing stock. Therefore, several attempts have been made over the years to investigate disposal to interested stakeholders (e.g. a specially established local trust) or to source external funds, but none have come to anything. An application was made to the Levelling Up Fund Round 2 in 2021 for funding for a restoration project but was unsuccessful.

National Museums NI

Blank

Libraries NI

No, Libraries NI do not have any HAR sites, all libraries are in use

Armagh Planetarium

Blank

HURLG

No – asset is part of land intended to be transferred to local council (White Bridge Muckamore Team)

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

Historic Environment Division

N/A

Northern Ireland Housing Executive

As noted above.

National Museums NI

National Museums NI do not have any registered HAR sites in our care and all buildings are in active use.

Libraries NI

N/A

Armagh Planetarium

There are no identified HAR sites across AOP's site.

As an Observatory, Armagh has a responsibility of custodianship for retaining the vista of the night sky, of universal heritage value for humanity. Recognising this responsibility, AOP is in the process of preparing an application for accreditation as an Urban Night Sky Place (UNSP) by the International Dark Sky Association (IDA). This requires AOP to manage external lighting use to agreed standards across its site.

Armagh, along with its sister observatories Birr and Dunsink in the RoI, has aspirations to be accredited by UNESCO for World Heritage status. The process for seeking this accreditation, through a transnational nomination led by the RoI, is under way. The Observatories located in the RoI were added to the world heritage tentative list for Ireland earlier this year. Steps are now being taken to have Armagh Observatory added to the UK's tentative list. Achieving World Heritage listing will provide a powerful driver for ensuring the scientific heritage remains protected and treasured by humanity.

HURLG

No (Belfast Laganside Team)

N/A (Carrickfergus Walls Team)

No 39 Irish St was a HAR site and posed a serious risk to Health & Safety of pedestrians and motorists as well due to its dilapidated state. After significant discussions with Council, HED and the owner, no solution was agreed so the property was vested by the Department. Subsequently its main frontage was dismantled in line with HED requirements and plans are being developed to re-build the property in line with planning requirements. (Downpatrick Team)

White Bridge (Iron footbridge) Muckamore (White Bridge Muckamore Team)

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

Historic Environment Division

No – they are State Care Monuments, and that is their principal use.

Moira Station is a vacant (HAR) building but this has been returned to NITHC / Translink.

Northern Ireland Housing Executive

The residential and office properties in the list of Listed Buildings that is provided with this completed questionnaire remain in daily use and there are no plans for disposal in the short/medium term. The exception is the Gaol Tower, Bishop Street, Derry/Londonderry for which there is no specific use at present.

National Museums NI

Blank

Libraries NI

No none of our heritage assets are vacant or are in the process of disposal

Armagh Planetarium

Blank

HURLG

No (Belfast Laganside Team)

A. What is the regular inspection period for unused assets?

Historic Environment Division

N/A

Northern Ireland Housing Executive

Blank

National Museums NI

Blank

Libraries NI

N/A

Armagh Planetarium

Blank

HURLG

Restrict Access – twice a year (White Bridge Muckamore Team)

B. Can you please provide a list of such structures in your care?

Historic Environment Division

Provided at Annex.

Northern Ireland Housing Executive

As noted above.

National Museums NI

Blank

Libraries NI

N/A

Armagh Planetarium

Blank

HURLG

White Bridge (Iron footbridge) Muckamore (White Bridge Muckamore Team)

C. Have you encountered issues with disposal, not anticipated in the original business cases?

Historic Environment Division

N/A

Northern Ireland Housing Executive

N/A

National Museums NI

National Museums NI currently have no heritage assets that are vacant, unused or in course of disposal.

Libraries NI

N/A

Armagh Planetarium

There are no vacant heritage assets on AOP's site.

There are, however, some vacant properties and these have been considered as part of the OBC process.

HURLG

N/A (Carrickfergus Walls Team)

No 41, 41a and 43-49 Irish St have been vacant since 2014 with partial electricity services in place. They are not habitable and form part of the Irish St Development Site which is being put out to the market for re-development. No 39 Irish St has been partially dismantled and works are ongoing to de-risk the rear return and outbuildings to enable a structural survey to be completed after which decisions will be made on what needs to be re-built etc. (Downpatrick Team)

Bridge is part of a larger site disposal which is delayed indefinitely (White Bridge Muckamore Team)

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

Historic Environment Division

187 State Care Monuments. 101 SCMs are also scheduled for protection; 4 are also listed buildings; 2 are included in the Defense Heritage Record.

Northern Ireland Housing Executive

See attached list. Please note that this is based on the knowledge of a wide range of business units within the Housing Executive. However, it is possible that it is not comprehensive.

National Museums NI

National Museums NI have a number of heritage assets in its care, comprising:

4 no. listed buildings

11 no. unlisted buildings of interest (all within Ulster Folk Museum)

1 no. Scheduled monument

1 no. Historic Park and Garden

1 no. Industrial Heritage Record

Libraries NI

There are ten listed buildings owned by LNI and no scheduled monuments in the library estate

Armagh Planetarium

Blank

HURLG

TWO LISTED BUILDINGS (Belfast Laganside Team)

1 site/monument – part of Walls (Carrickfergus Walls Team)

Four properties. (Downpatrick Team)

One (White Bridge Muckamore Team)

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

Historic Environment Division

Multiple as Scheduled Monument Clearance(s).

Northern Ireland Housing Executive

One, for the refurbishment of 26A-D Pump Street, Derry/Londonderry.

National Museums NI

a) Listed Building Consent applications

4 no Listed building Consent applications were submitted between 2023-2025, all relating to works at the Ulster Museum:

LA04/2023/3015/LBC Retention of signage

LA04/2023/3470/LBC Proposed Back of House Reconfiguration works

LA04/2024/0005/LBC Temporary Contra vision panels

LA04/2025/1012/LBC Installation of public sculpture 'Airborne Men' on external façade of Ulster Museum

b) Scheduled Monument Consents

No Scheduled Monument Consent applications were submitted.

Libraries NI

There were three listed consents in the period 2023-25 as follows:-

- Bangor Carnegie Library- library free standing sign
- Belfast Central Library- installation of new gates at the entrance portico
- Falls Road Library- installation of a blue plaque

Armagh Planetarium

There are two historic buildings:

- Armagh Observatory, Grade A Listed Building
- Robinson Dome, Grade B1 Listed building

There were 2 LBC applications made during the reporting period.

Maintaining these as working buildings today, structures that have been continuously used by astronomers since their construction, provides a primary protection towards their scientific heritage as prime examples of how front-line astronomy was conducted during the 18th and 19th centuries.

HURLG

NONE (Belfast Laganside Team)

NIL (Carrickfergus Walls Team)

LBC to dismantle and rebuild No 39 Irish St was secured in 2024. (Downpatrick Team)

None (White Bridge Muckamore Team)

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies

all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaelogical-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

Historic Environment Division

Yes.

Northern Ireland Housing Executive

The Pump Street scheme is currently on site. The project has involved major structural repairs to strengthen the building, including:

- Replacement of all defective brickwork using reclaimed brick with traditional lime mortar.
- Removal of sand/cement render and reinstatement with lime render.
- Re-roofing, reusing the best quality of original slates along with reclaimed Bangor blue slates. All guttering and DPs to match existing CI
- All works are being carried out in line with heritage standards to preserve the character and integrity of the building by a specialist heritage contractor JPM.

National Museums NI

Blank

Libraries NI

Yes, the gates to the front portico of Belfast Central Library

Armagh Planetarium

In 2023 to inform works to the Grade B1 listed Robinson Dome a Defect Inspection Report was carried out by McCollum Conservation to address water ingress. As a result alterations to the roof shutter to include leading edge extents, drip tray, upstand and finial flashing repairs were carried out. The length of the latch was also increased by 150mm to address H&S concerns and aid opening and closing of the doom roof. This work was completed in March 2025.

HURLG

NO (Belfast Laganside Team)

No (White Bridge Muckamore Team)

B. Are you willing to share them as exemplars or case studies which we can publish?

Historic Environment Division

Yes.

Northern Ireland Housing Executive

TBC when the Pump Street scheme is completed (autumn this year).

National Museums NI

National Museums NI have not undertaken any new works of relevance within the last two years, mainly concentrating on maintenance and enhancement of our existing buildings and assets.

Libraries NI

Yes we would be very happy to share this as a case study

Armagh Planetarium

Yes

HURLG

NIL (Carrickfergus Walls Team)

Not applicable. (Downpatrick Team)

N/A (White Bridge Muckamore Team)

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

Historic Environment Division

Both

Northern Ireland Housing Executive

At present it is provided to the relevant managers for internal information.

National Museums NI

Blank

Libraries NI

Blank

Armagh Planetarium

Blank

HURLG

Blank

A. If yes, please provide it to us.

Historic Environment Division

Blank

Northern Ireland Housing Executive

Blank

National Museums NI

Blank

Libraries NI

A copy of the responses to this questionnaire is shared with Libraries NI Senior Management Teams prior to submission to DfC

Armagh Planetarium

No

HURLG

N/A (White Bridge Muckamore Team)

B. If no, how do you track the condition and issues affecting your heritage assets?

Historic Environment Division

No. We track the condition and issues affecting our heritage assets through our Condition Survey programme.

Northern Ireland Housing Executive

Any issues will be identified as part of our annual programme review exercise.

National Museums NI

This response report will be forwarded to our Built Heritage Working Group for information.

National Museums NI do not currently issue interim reports, however, the Working Group at each site acts as a forum for estate wide collaboration between operational, collections care, curatorial and front facing departments, to track and discuss the issues affecting our heritage assets. This includes updating and reporting on ongoing capital and maintenance works, discussion of impact on the collections and visitor experience, and planning upcoming works and funding bids. Members of National Museums NI senior management sit on this forum, and in addition, the chair of the Built Heritage Working Groups periodically updates senior management and the board of trustees on specific risks and issues as appropriate.

Libraries NI

N/A

Armagh Planetarium

There is currently no formal mechanism for doing this.

HURLG

NO, CONSIDERED THAT 10 YEAR CONDITION SURVEYS ARE SUFFICIENT. BUILDINGS ARE FULLY TENANTED AND ISSUES ARE REPORTED TO MANAGING AGENT AS THEY ARISE. (Belfast Laganside Team)

No – as per response to 4 (Carrickfergus Walls Team)

No to A and we track the condition during each monthly inspection (Downpatrick Team)

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether

this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

Historic Environment Division

HERoNI, CM, DAMS.

Northern Ireland Housing Executive

Property heritage assets are recorded on our Asset Management IT System. Completed works are also recorded on this system; the project files are held for 10-20 years depending on the types of works carried out. Raths etc. are recorded on the Grounds Maintenance layer in our GIS system.

National Museums NI

Blank

Libraries NI

Records are mainly held digitally, any hard copies are archived for the lifetime of the asset in our ownership

Armagh Planetarium

Armagh Observatory and Planetarium holds a historical collection of over 34,000 documents, maps, photographs and scientific instruments. These are held onsite in various secure storage locations or are on display to the public. Armagh Observatory and Planetarium is fully compliant with SPECTRUM 5.0 and has become an accredited museum as a result in September 2022.

HURLG

N/A (White Bridge Muckamore Team)

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

Historic Environment Division

State Care Teams archive relevant material as per NICS/Divisional policy and guidance.

Northern Ireland Housing Executive

Material of significance is normally sent to the Public Record Office.

National Museums NI

Recent records relating to works to heritage assets are retained on our internal computer systems. Earlier records are catalogued and stored within our onsite library archive. Works are recorded through the Built Heritage Working Group minutes which are periodically reviewed and details updated to the digital collections catalogue in a similar way to conservation works on our museum artifacts.

As assets are disposed of, NMNI will discuss with HED the most appropriate mechanism for forward archiving of such records.

Libraries NI

We will hold material until such times as the assets are no longer in our possession. If the assets are disposed of it is LNI policy to review the documents and, if appropriate, we may send material to PRONI

Armagh Planetarium

The Record Management Policy and the Retention and Disposal Schedule govern material being sent to the Public Record Office of Northern Ireland.

HURLG

ALL CM RECORDS ARE APPRAISED BY PRONI (Belfast Laganside Team)

Condition reports saved on Content Manager (Carrickfergus Walls Team)

Content Manager utilized. (Downpatrick Team)

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies.

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

Historic Environment Division

Blank

Northern Ireland Housing Executive

The Housing Executive is committed to reducing the environmental impact of its operations and launched its Sustainable Development Strategy & Action Plan in 2022, one of the key themes of which is the Built Environment. It is also the Home Energy Conservation Authority (HECA) for Northern Ireland, with a remit to improve the energy efficiency of housing across all sectors.

Residential properties

As regards our own stock - including our residential Listed Buildings - we currently aim to address carbon emissions through reducing our tenants' energy use via a range of measures including the installation of modern heating systems, loft insulation, double glazing and cladding.

Office properties

The energy consumption of all our business premises is monitored on a monthly basis and the greenhouse gas emissions are calculated to determine the "Carbon Footprint" of each building. Although relating to environmental impact, rather than "climate change", waste production is kept to a minimum and re-use or recycling of surplus equipment or unavoidable waste is maximised. In addition to office waste, this includes electrical and electronic equipment, furniture, builders waste etc. These procedures apply to all our business premises and no additional procedures are in place in respect of the listed buildings.

National Museums NI

Blank

Libraries NI

The LNI Environmental Policy references climate change but is not limited to its effect on heritage assets

Armagh Planetarium

Blank

HURLG

Blank

N/A (White Bridge Muckamore Team)

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

Historic Environment Division

Blank

Northern Ireland Housing Executive

Residential properties

Pending the launch of the Climate Action Plan we have been preparing an Energy/Environment Strategy for our housing stock that would set out the measures and costs of achieving the higher SAP bands across all of our properties. However, the costs required to meet a standard that would make a meaningful contribution to the 2050 Zero Carbon target are considerable, and what we will be able to deliver will depend on a long term solution being found to the projected significant shortfall in funding for investment in our stock.

Office properties

No additional policies are proposed at this time.

National Museums NI

Blank

Libraries NI

Libraries NI, along with other ALBs which sit within the Active Communities grouping are members of the DfC Climate Change Working Group. This group meets quarterly and have contributed to a sector specific DfC Climate Change Strategy/Plan.

Armagh Planetarium

Blank

HURLG

N/A (White Bridge Muckamore Team)

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

Historic Environment Division

Blank

Northern Ireland Housing Executive

Residential properties

We will be reviewing our Heating Policy in order to consider alternative future heating systems and heat sources for our housing stock given the phasing out of fossil-based fuels. The extent to which climate change measures can be implemented and funded will also be a consideration in the stock option appraisals that we undertake to determine future investment action.

Office properties

The environmental impact of our operations is taken into account in considering works such as upgrading or changing the heating systems in the business premises. The use of public sector call off contracts for energy supplies will ensure that the environmental impact of energy supply to our premises is minimised.

National Museums NI

Blank

Libraries NI

Adjustments would be considered in certain circumstances for instance where there is a potential risk of flooding. However, most of our heritage assets do not appear to be more at risk of climate change impacts than any other buildings in our estate

Armagh Planetarium

Blank

HURLG

N/A (White Bridge Muckamore Team)

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

Historic Environment Division

Climate change considerations have been embedded within condition surveys and is also considered in works planning / capital projects. Team is not currently resourced to further embed climate change considerations into work planning at this time. For example, hazard mapping and prioritization were explored but further work is needed. A methodology needs to be developed for assessing sensitivity of monument types and locations to particular climate driven threats.

Northern Ireland Housing Executive

Our listed premises are not considered to be at any higher risk from the impact of climate change than any other property in our portfolio and no specific adjustments are considered applicable at this time.

National Museums NI

National Museum NI Corporate Strategy 2025-2030 builds on the previous Strategy, which recognised the importance of the Museum's role in tackling climate change. In the current Strategy, one of our key impact areas is Environment, namely, 'we will mobilise our museums and collections to promote environmental action and protect our shared planet'. Additionally, our infrastructure is key to facilitating the strategy 'we will continue to make the case for investment in our infrastructure, both for ongoing essential maintenance and for the strategic, transformational development of new facilities that ensure our museums remain relevant and sustainable for future generations'. While these do not explicitly consider our built heritage assets, the strategy underpins and drives priorities across all areas, and subsequently, the current business plan specifically addresses the need to invest in the built heritage estate.

During 2021/22 year, National Museums NI commissioned a baseline carbon audit (since reviewed) of the estate to determine existing carbon footprint and identify opportunities for improvement against target setting. National Museums NI have corporate commitments to UN Sustainable Development goals and NI Executive commitments to Net Zero.

The audit makes provision for the replacement of plant and services distribution in line with reduction of carbon emissions. In relation to the majority of the museum's exhibit buildings there is no direct provision outside of the replacement of fossil fuel fires with electric, as to alter these to upgrade fabric in relation to insulation etc would be considered detrimental.

The UFM Conservation Management Plan formalises policies related to climate adaption, addressing the use of fossil fuels, biodiversity, and breathability. Under these policies, actions include strengthening the link between the BHWG in the Museum and our Sustainability Working Group to ensure heritage buildings are taken into account in any initiatives going forward, the completion of Heritage Asset Climate Change Risk Assessments for our heritage and exhibit buildings, and the development of conservation heating.

Across all sites, the Museum (mainly through BHWG) is looking towards small improvements to future

proof our exhibit buildings, including conservation heating, upsizing gutters, installation of french drains and regrading of ground levels as a starting point to mitigate the effects of increased rainfall. To date, progress has been slow due to budgetary constraints, however, additional ground drainage has been installed to one building in UAFP, and rainwater goods upgraded to two buildings in UFM, with a further two planned this financial year as part of larger projects. Work is currently ongoing to scope requirements for electric conservation heating for our exhibit and heritage buildings in the outdoor museums.

Our listed heritage buildings have been considered within the audit, particularly the Ulster Museum, where there is discussion of plant and fabric improvements, in the context of appropriateness to the listed building fabric.

Having completed a full roof survey at the Ulster Museum, phased repairs and replacements are ongoing to the roofs. Work is currently ongoing to understand our network of internal rainwater goods and how it might be improved to better cope with increased rainwater where the capacity is, at present, limited.

Libraries NI

No adjustments have been made in this reporting period.

Armagh Planetarium

AOP was a contributor within the Green Zone at COP26 Glasgow, producing a planetarium show that was shown twice daily to the COP26 audiences. As a contributor to COP26 AOP joined the UK Government SME Climate Hub and made a commitment to halve its carbon emissions by 2030 and develop an action plan towards achieving.

A Carbon Baseline Report has been developed, with assistance from SIB.

During the reporting period AOP secured funding from DfE Invest to Save to replace some of the external lighting, another recommendation identified within the Carbon Baseline report. Light pollution is caused by the excessive, misdirected or inappropriate use of artificial outdoor lighting. Generally known for its adverse impact on stargazing activities or professional astronomical observations, light pollution actually poses significant problems also to the life cycles of plants and animals as well as to the well-being of humans, in particular for their sleep patterns and mental health. Light pollution is essentially a waste of energy, that globally contributes to around 1% of the world unnecessary emission of greenhouse gasses.

OBC1 for AOP's Estate Redevelopment has taken account of Climate Change and Net Zero Carbon.

HURLG

N/A – THE MANAGED WORKSPACE BUILDINGS ARE NOT SITUATED IN AN ENVIRONMENT THAT MAKES THEM ESPECIALLY VULERABLE TO CLIMATE CHANGE (Beflast Laganside Team)

NIL (Carrickfergus Walls Team)

Developers will be required to address climate change within their design proposals as part of the procurement exercise and subsequently at planning stage. (Downpatrick Team)

N/A (White Bridge Muckamore Team)

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

B. That they have adopted the approach as good practice?

C. That you have incorporated their responses to you in your responses to the question above?

Historic Environment Division

N/A

Northern Ireland Housing Executive

Blank

National Museums NI

Blank

Libraries NI

N/A

Armagh Planetarium

Blank

HURLG

N/A (Belfast Laganside and Carrickfergus Walls Teams)

N/A (White Bridge Muckamore Team)

For clarity, please provide HED with a list of the bodies in your departmental return.

Historic Environment Division

Blank

Northern Ireland Housing Executive

N/A

National Museums NI

National Museums NI

Libraries NI

Blank

Armagh Planetarium

Armagh Observatory and Planetarium

HURLG

CPD is the only organisation involved other than RDO and HED. (Downpatrick Team)

N/A (White Bridge Muckamore Team)

Appendix 3: Department for Education response

Protocol Point 1 - Nominate a heritage officer

- **Are you the nominated heritage officer?**

To be confirmed

A. If yes, what contact do you have with the property managers in your organisation on these issues?

Blank

B. If no, how is heritage information disseminated?

Asset Management Services (AMS) is an integral part of EA's Infrastructure and Capital Development (ICD) Division, it maintains the EA Asset register and is engaged at the initiation stage for all proposed capital works for controlled assets. AMS officers will engage with the ICD and Facilities Management (FM) Delivery Teams in relation to disseminating the necessary data on the listed status and curtilage of any property.

AMS is also responsible for administering the disposal of EA Assets (including historic buildings) in line with LPS guidance when there is no longer a need to hold them for educational purposes.

Contact email for AMS is AssetManagementServices@eani.org.uk

In addition, the following officers are responsible for undertaking the delivery of works to EA assets and will have direct oversight of their teams and external consultants who will liaise directly with HED and planning service in relation to any necessary listed building consent applications and proposed adaptations to Historic Assets.

Peadar Murphy Peadar.Murphy@eani.org.uk (Major Capital Works)

Glenda Hall Glenda.Hall@eani.org.uk (Minor Capital Works)

Joe Kerr Joe.Kerr@eani.org.uk (Capital and Response Maintenance Works)

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

B. How is this checked?

All managed services and contract works are procured through EA Procurement Services which hold CoPE status. Therefore, there are rigorous procurement policies and quality checks in place to ensure only appropriate professional consultants and contractors are engaged to plan and carry out works to EA properties.

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

When a development change is proposed the significance of any heritage asset will be considered as part of the options analysis in the technical feasibility report and business case which will be prepared as part of EA expenditure approval process for capital works.

B. Are Heritage Impact Assessments (HIAs) standard?

No – a heritage assessment would only be undertaken on a historic asset when changes are planned if requested by HED or planning authorities.

C. Do you have any current Conservation Management Plans for your heritage sites?

No.

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

EA surveyors carry out condition surveys for DE on a five-year cycle for all active educational assets within EA care.

A. If yes, how often? Are these up-to-date?

The Condition programme is undertaken on a rolling five-year cycle. Year two of the current five-year cycle is just being finished.

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

Blank

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

No

B. What period(s) are covered by forward work plans?

EA receives an annual capital and revenue budget from the DE however works are forward planned over a minimum 3-year rolling programme period and prioritised in line with DE ministerial priorities. Due to the challenging budget conditions only Special Educational Needs, Statutory and Health and Safety works are being considered for progression in this financial year.

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

EA Strategy where these buildings are classified as non-operational is to prioritise their disposal in line with Land and Property Services guidance. However please note that if works are to be undertaken at any of EA HAR Assets, HED and Council will be engaged with as part of the statutory planning process.

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to **develop solutions?**

HB26/05/002A Former Elmgrove Primary School, 289 Beersbridge Road, Belfast

HB26/05/002B Former Elmgrove Primary School Caretakers House, 289 Beersbridge Road, Belfast

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

A. What is the regular inspection period for unused assets?

There is no regular inspection period for EA vacant assets. Inspections are on as needs basis in relation to security or health and safety issues.

B. Can you please provide a list of such structures in your care?

Properties listed above in Protocol Point 6B refers.

C. Have you encountered issues with disposal, not anticipated in the original business cases?

The main issue or concern for the EA is the delays associated with internal market disposals such as Community Asset Transfer and the potential risk for the building or structure to deteriorate during this process whereas on the external (open) market it is generally a more efficient disposal process particularly when the property market is strong.

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

See attached list.

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

This information is not currently recorded for reporting purposes by EA and would be resource intensive to provide.

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaeological-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

The former Avoniel Primary School building in Belfast (HB26/06/010 refers) has been extensively refurbished and extended as part of the Elmgrove Primary School major capital project. The project handover was on 18/11/2024.

B. Are you willing to share them as exemplars or case studies which we can publish?

Yes.

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

A. If yes, please provide it to us.

Yes, when requested – no interim report available

B. If no, how do you track the condition and issues affecting your heritage assets?

Blank

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

Records on properties are held in multiple formats and locations e.g. title records and older paper-based property file information are held in secure or fireproof cabinets in multiple office locations. Most of the operational records including cad drawings, maintenance and project management information is held digitally on network servers and on a web-based estate management database.

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

Periodically when a review of archives is undertaken any information pertaining to assets no longer held by the EA will be appraised and discussed with PRONI to assess if they wish to select the information for permanent preservation.

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies. Check QSHE

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

EA are developing a Climate Action Plan in 2025, which will consider climate impacts, including heritage assets

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

A Climate Adaptation Plan, which will include actions to reduce the impact of climate change will be submitted to DAERA in January 2026

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

Climate Change is included in Operations and Estate Risk Register

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

Heating controls have been installed in Mitchell House, listed building to reduce overheating and reduce energy consumption and Greenhouse Gas (GHG) emissions

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

B. That they have adopted the approach as good practice?

C. That you have incorporated their responses to you in your responses to the question above?

Blank

For clarity, please provide HED with a list of the bodies in your departmental return.

Appendix 4: Department of Finance response

Protocol Point 1 - Nominate a heritage officer

- **Are you the nominated heritage officer?**

Yes Pauline Nixon, Acting Head of Estate Development Unit, Properties Division. DOF

A. If yes, what contact do you have with the property managers in your organisation on these issues?

Properties Division,DOF manage and maintain all owned and leased buildings and monuments with a Listed status in line with the Statutory requirement for the Care of the Government Historic Estate.

Each building is managed by a Premises Team on a day to day basis and any issues are highlighted to Properties Division and technical colleagues in PSD.

B. If no, how is heritage information disseminated?

Blank.

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

Properties Division, work closely with, and appoint architects from Construction Division with specialist knowledge of working on Historic Buildings, to take forward any work required to keep our Listed Estate in good order.

B. How is this checked?

If external consultants are required, then we engage CD/PSD to appoint consultants or contractors who can demonstrate the appropriate skill set to carry out work on Listed properties adhering to any input and advice from HED.

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

Before any building projects are undertaken, Properties Division confirm that the Project Manager has consulted HMB to ensure that plans and materials to be used meet the necessary requirements before proceeding.

B. Are Heritage Impact Assessments (HIAs) standard?

Yes, if proposed work is more than routine planned or preventative maintenance.

C. Do you have any current Conservation Management Plans for your heritage sites?

Not at this time. We aim to keep our Listed buildings well maintained.

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

A. If yes, how often? Are these up-to-date?

Specialist Condition surveys for Listed Buildings are undertaken every 5 years as funding and resources allow. Regular monitoring and maintenance is carried out within all DOF properties on an ongoing basis. Properties Division haven't been able to commission specialist Condition Surveys due to lack of resources, but our Job Officers within PSD monitor constantly and carry out maintenance work as required.

This has included plastering, redecoration in POW Gate Lodge. Replacement of floor finishes and blinds in Stormont Castle. New Fire Alarm in Stormont Cottages and general maintenance throughout the remainder of the properties.

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

Blank

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

Properties Division have a current AMP for the DOF Estate which is cognizant of the Estate Strategy for reduction in the office estate and condition of all buildings is considered when looking at future use.

Since the last reporting period, Properties Division have disposed of several properties with a Listed status including Netherleigh, Cookstown SSO, (owned) and Klondyke (Leased).

B. What period(s) are covered by forward work plans?

The Estate Strategy for the Government Office Estate currently runs to 2030.

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

Dundonald House is a large Grade B+ office building, built in 1961 and set within the Stormont Estate which is identified as a Historic Park, Garden and Demesne in the Register of Historic Parks, Gardens and Demesnes as published by NIEA in 2015.

However, due to its condition, the NICS have vacated the building as debris had come loose from the roof which has created a significant Health and Safety issue

It is no longer considered appropriate office accommodation because of its condition, along with the substantial investment required to refurbish to bring up to modern office standards.

With the introduction of hybrid working to the NICS following Covid, appropriate renovation is not considered feasible at this time for a building of this size as staff have been successfully relocated to more modern office accommodation within the DOF Office Estate.

Discussions have been ongoing with both HED and RSUA to discuss alternative future use of the building.

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

Initially in 2019 and then in 2021, Properties Division engaged Construction Division to provide a cost estimate and feasibility report for the Refurbishment of Dundonald House, this was prior to the subsequent Grade B+ listing.

Dundonald House comprises two wings, North Block and South Block. The building has a reinforced concrete framed structure which is clad with Portland Stone complete with infill single glazed windows and a bituminous roof covering. The Blocks are approximately 12.8m wide with a double row of central columns forming a central circulation through each floor.

The North Block has a curved plan, approximately 72m long, comprising basement, ground and six upper levels. The South Block is rectilinear, approximately 63m long and comprises basement, ground and eleven upper levels with plant room structures over on the roof. The top floor comprises a staff restaurant with meeting rooms. The two Blocks are linked by a central lift and stair core with additional lifts/stair cores at the end of each block.

The size and location of the building does not fit with the current Estate Strategy for consolidation of the Estate.

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

A. What is the regular inspection period for unused assets?

Where buildings have been vacated, PD retain frost protection settings until disposed of to avoid damage from burst pipes etc. Regular maintenance of Fire/Intruder alarms is ongoing along with legionella testing where appropriate to allow maintenance contractors safe access into the properties.

B. Can you please provide a list of such structures in your care?

Main Street, Limavady HB26/12/002 – To be sold on open market Autumn 2025

Stormont House – HB26/14/026 – Maintenance carried out regularly, but future need yet to be determined. Demolition scheme for adjoining Annexe and bungalow to commence Spring 2025. HED consulted at outset of project.

Villas 1 and 2 - HB26/13/043a and b – Vacant but regular maintenance ongoing.

Stormont Bunker – B5/19

C. Have you encountered issues with disposal, not anticipated in the original business cases?

No

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

11 x Listed buildings

2 x monuments

1 x Stormont Estate Parkland

1 x Defence building (bunker)

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

One application for demolition the of Annexe and bungalow attached to Stormont House.

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaelogical-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the

alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

Nothing substantial in this period, standard maintenance works to meet Statutory requirements.

B. Are you willing to share them as exemplars or case studies which we can publish?

N/A

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

A. If yes, please provide it to us.

Blank

B. If no, how do you track the condition and issues affecting your heritage assets?

All buildings within the DOF Office Estate are regularly monitored by Job Officers from PSD and maintenance works carried out as required by contractors, overseen by a specialist architect. Any larger scale works are undertaken in line with HED requirements. Any project to be carried out within one of our listed buildings is reported to me in advance.

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

Details of all buildings and associated works are retained by PD and PSD/CD in CM Containers and retained as per our disposal schedule. All information iro Listed Buildings/monuments retained for the life of the building.

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

PRONI hold historic files in relation to some of our Listed buildings, such as the buildings within the Stormont Estate and Stormont Castle in particular. They also hold photographs of Stormont Castle when it originally belonged to the Clelland family. (Walsh collection). This information was useful to PD and CD architects when we undertook the refurbishment of the glass houses, Castle and grounds.

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies. Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

Blank

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

Blank

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

Blank

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

The resilience of the external fabric of our listed properties and monuments is kept under regular review by our Maintenance Officers during routine inspections.

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

B. That they have adopted the approach as good practice?

C. That you have incorporated their responses to you in your responses to the question above?

For clarity, please provide HED with a list of the bodies in your departmental return.

N/A

Appendix 5: Department of Health response

Protocol Point 1 - Nominate a heritage officer

- **Are you the nominated heritage officer?**

A. If yes, what contact do you have with the property managers in your organisation on these issues?

The Department of Health Heritage Officer is Donal MacRandal and the Deputy is Terri-Louise Donegan. As all the listed buildings within health are managed by DoH Arms Length Bodies (ALBs) which are mostly Health & Social Care Trusts each of the ALBs has a nominated ALB heritage contact that the DoH Heritage Officer can disseminate information to or ask for information.

B. If no, how is heritage information disseminated?

The ALB heritage contacts used by the DoH Heritage Officer are listed below:

BHSCT: Damian Horisk, Estates Business Support Manager, BHSCT

NHSCT: Mark Morrow, Scott Corkin & Peter MConaghie, Estates Ops

SEHSCT: Christine Brady & Laura McKelvey, SEHSCT Estates

SHSCT: James Wylie, Head of Operations, SHSCT Estates Department

WHSCT: Patrick McNulty, Head of Estates, WHSCT

BSO: Gareth Kimpton, Corporate Services, BSO

FWA: Marie Brown, CEO, Foyle Woman's Aid

DoH has other ALBs but they have no heritage assets so only the above ALBs are included in this return.

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

Consultants are normally appointed from design team frameworks procured by DoH Health Estates. Selection is evaluated against criteria related to healthcare design, not conservation but some framework consultants do have conservation qualifications and experience. Where appropriate the ALB will appoint a specialist conservation practice to undertake the project, or to work in conjunction with an existing design team and DoH Health Estates (DoH HE) will assist with this.

Contractors are normally appointed from the Trusts works Term Service Contract (TSC) for minor works or the DoH Dynamic Shortlisting System (DSS) list of pre-qualified contractors. Selection of TSC and DSS is evaluated against criteria related to healthcare experience, not conservation but contractors with specialist conservation expertise can be procured where appropriate and DoH HE will assist with this.

B. How is this checked?

DoH Health Estates procures and manages large capital works projects on behalf of the ALBs but smaller projects below the individual ALBs delegated limit are generally managed by the ALBs unless DoH Health Estates considers the project would be better managed by it. Information on the smaller projects managed by ALBs is reported to DoH annually and projects can be reviewed or audited by DoH HE if considered appropriate.

Consultants on frameworks and Contractors on the TSC or DSS, are vetted before inclusion and the ALB or DoH HE hold performance review meetings as required and remove firms that do not perform adequately.

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

When works are proposed to any asset the heritage status (scheduled, listed, or other) of the structure is noted by the ALB (or DoH HE for major works) and the appointed design team is required take into account all relevant planning policies and material considerations, including the intrinsic importance of the heritage merit as part of the decision making process when developing proposals. These considerations

are weighed against other factors, such as the needs and potential benefits of the proposed development against funding streams available.

Development or changes to listed assets would be subject to listed building consent and engagement with DfC HED generally by the ALB or DoH HE as well as the Design Team engaged.

B. Are Heritage Impact Assessments (HIAs) standard?

HIAs are standard for SHSCT where it liaises with all relevant bodies on significant projects that affect its listed buildings. Other ALBs do not require HIAs unless a condition of planning or required for a planning application.

C. Do you have any current Conservation Management Plans for your heritage sites?

SHSCT is developing conservation plans within its Estates & Sustainability 5 Year Strategy which includes heritage sites. Other ALBs do not have conservation plans.

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

A. If yes, how often? Are these up-to-date?

DoH funds a rolling 5 year survey (20% per year) of all ALBs buildings by Rider Levett Bucknall (RLB) procured by DoH HE. This six facet (Ceri Davies) survey includes assessment of buildings physical condition and includes an estimate of backlog maintenance requirements. It is not focused on heritage requirements and may not fully identify condition or backlog maintenance requirements of heritage buildings as it is focused on the potential impact on clinical and administrative use of buildings rather than protecting the heritage asset.

The results of the RLB surveys are used by DoH to allocate funding to ALBs for backlog maintenance and by ALBs to prioritise works.

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

Most ALBs undertake annual desktop reviews of their estate including heritage assets to inform their maintenance schedules. Priority is given to maintenance required to ensure continued delivery of essential clinical services.

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

Each ALB prepares/updates its Property Asset Management Plan for submission to DoH HE Property Management Branch annually. The Property AMPs are informed by the RBL survey returns and are reviewed by DoH HE Property Management Branch to inform the DoH allocation of general capital and backlog maintenance funding to its ALBs.

B. What period(s) are covered by forward work plans?

The Property AMP has short-term projections for upcoming financial years 1 to 5 with long-term projections for 6 to 15 years. The projections inform annual work plans and budgets.

DoH capital and revenue allocations are made on an annual basis but does include funding for multi-year programmes and projects. It is hoped to move to a 3 year funding allocation in future if that can be achieved.

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

DoH ALBs have no specific strategy for dealing with HAR sites outside of their overall Property AMPs. The SHSCT within its Estates & Sustainability 5 Year Strategy will include a strategy for HAR sites within its care. Currently there is limited engagement with local councils, UAHS and DfC HED on HAR sites except where development or disposal is being considered..

In June 2025 DoH created a Health Estates Asset Review Team (HEART) to undertake a strategic review of the existing health estate to maximise the return from the historic investment and contribution of the estate

to efficient delivery of health care in NI. This will initially focus on vacant or underused buildings to deliver efficiency in health delivery in preference to investment in new buildings. The objective of HEART is the optimisation of the health estate to maximise its return in the delivery of health care.

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

Information on induvial sites is included in the DoH composite spreadsheet return for each ALB.

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

A. What is the regular inspection period for unused assets?

There are heritage assets that are unused, vacant, or in the course of disposal but these are generally subject to routine inspections and five year surveys. A few assets are derelict and fenced off as they have been abandoned so receive no inspections.

B. Can you please provide a list of such structures in your care?

Details are given for each property in the DoH composite spreadsheet return for each ALB.

C. Have you encountered issues with disposal, not anticipated in the original business cases?

Disposal of any DoH or ALB property, including heritage assets, is through the DoF LPS Disposal Process. The LPS process requires property to be offered to other NICS departments and public bodies prior to open market disposal.

BHSCT has highlighted restrictive covenants can delay disposals of some property including heritage assets.

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

The totals for DoH and all its ALBs are:

Listed Structures (health estate total = 58)

BHSCT	28
NHSCT	5
SEHSCT	5
SHSCT	13
WHSCT	4
BSO	1
Foyle WA	2

Scheduled Monuments (health estate total = 3)

NHSCT	2
WHSCT	1

Registered Park/Gardens – None known

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

The total consent/clearance applications reported by DoH ALBs are:

Listed Buildings - None

Scheduled Monuments - None

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaelogical-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

Yes. SHSCT have suggested the extension to Bannvale House, Gilford has secured the buildings heritage and brought it back into productive use.

B. Are you willing to share them as exemplars or case studies which we can publish?

Yes SHSCT is willing to share details and lessons learned.

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

A. If yes, please provide it to us.

Each ALB prepares an annual AMP for all its property as referred to in point 5.

DoH requires data from each of its ALBs annually in September each year for the condition of its estate on 31st March that year. The information provided includes physical condition of each building/block along with its gross internal area and total estimated backlog maintenance cost. The information provided includes heritage assets as well as other buildings and structures. The information is reviewed by the ALB senior management before issue to DoH. DoH uses the information provided to inform publish the DoH State of the Estate Report (SOTER). The last report was published on 16 August 2023 (available online using link DoH State of the Estate Report 2022) and one is being prepared for publication in the current year.

The DoH State of the Estate Report and the DoH biannual report to DfC on its compliance with the Protocol for the Care of the Government Historic Estate are considered by senior management.

Both of the above are informed by the RBL property surveys conducted each year as referred to in point 4.

B. If no, how do you track the condition and issues affecting your heritage assets?

The SHSCT is developing an Estates & Sustainability 5 Year Strategy which it will share when complete.

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

Most ALBs hold their property information including drawings and surveys in electronic format in property management systems (generally MiCAD or 3i). DoH HE is currently procuring a web based Common Data Environment (CDE) for its own use and for eventual use by all its ALBs to improve access to information on the DoH estate.

DoH also holds some historic information (mostly structural and other drawing negatives from the 1960s to 1990s) on buildings managed by its ALBs which it is cataloguing and will retain in storage in Castle Buildings.

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

No heritage asset information has been sent to the Historic Environment Record of NI or PRONI that DoH is aware of.

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies.

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

Most ALBs have a Sustainable Development / Carbon Management Policy addressing the requirements of the Climate Change Act (NI) 2022 (CCA). These do not specifically consider heritage assets and are generic policies. All ALBs consider impacts of extreme weather events on their estates and health service delivery, however, the specific risks from climate change to heritage assets above those to other buildings are not addressed.

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

There are no proposals at present but DoH and its ALBs will consider climate change effects as part of its risk assessments and sustainability agendas.

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

None to date but future mitigation and adaption plans shall set out any adjustments that the Trust will need to make to address both the CCA and the changing climate.

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

No specific adjustments have been made

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

Yes.

B. That they have adopted the approach as good practice?

All of the DoH ALBs recognise the protocol as good practice but critical funding issues have prevented its full adoption and implementation for all heritage assets.

C. That you have incorporated their responses to you in your responses to the question above?

Yes

For clarity, please provide HED with a list of the bodies in your departmental return.

Appendix 6: Department for Infrastructure response

Protocol Point 1 - Nominate a heritage officer

- **Are you the nominated heritage officer?**

Bridges

Yes.

Crumlin Gaol

Blank

Network Lighting

No.

Rivers

No

A. If yes, what contact do you have with the property managers in your organisation on these issues?

Bridges

The bridges are inspected by 4 divisional teams who report to a single Principal Engineer who I am in contact with on a daily basis. A second Principal Engineer acts as the Asset Owner and controls programs and budgets.

Crumlin Gaol

Blank

Network Lighting

Blank

Rivers

N/A

B. If no, how is heritage information disseminated?

Bridges

The information provided to me from HED can then be shared with both Principal Engineers and disseminated to the regional teams. Should work be required on any of these bridges those divisional teams or the Principal Engineers can come to me for advice should it be required.

Crumlin Gaol

No I am not the nominated heritage officer however myself and the team will engage with HED when required.

Network Lighting

Blank

Rivers

Nominated DfI Heritage Officer to answer. In the planning of Rivers Directorate works, heritage advice would be channeled through our Environmental Team.

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

Bridges

Term contractors undertaking work on bridges undergo quality checks at the tender stage prior to award.

These contracts typically run for several years. The submissions of tenderers are assessed by a Tender Assessment Panel who score contractors on a range of questions. These questions are intended to ensure the contractor is suitably qualified and experienced to undertake the works. Once awarded it is then the Engineer for the contract (The Principal Engineer over the 4 divisional structures teams) to check on site specific issues.

At scheme level, divisional structures teams manage and supervise the works on site and flag any concerns with the quality of the work being undertaken. In a similar fashion, when schemes require external consultant involvement, these are typically delivered via the two separate Partnership Contract. This contract runs for several years and depending on the geographical location is either undertaken by

the consultant (Amey Consulting or WSP). They are required to ensure that appropriately qualified and experienced individuals are used depending on the scope of the scheme. Again during the tender process it will have been established that the tenderers had the appropriate skills and experience to undertake the scope of works for that contract. This partnership

contract is managed by a Principal Engineer who holds monthly progress management meetings with the consultant to discuss issues. These schemes tend to be issued via the Heritage Officer as the Project Sponsor who more closely directs the work.

Crumlin Gaol

Blank

Network Lighting

Blank

Rivers

Department has existing Consultant Partner with Environmental Officers and if further specialisms are required these would be procured through the mechanisms of the contract.

B. How is this checked?

Bridges

Initially checked at the tender stage by assessing the various submissions and covered by Buildsafe Certificates and other declarations. Following award, the Engineer of the Contract holds monthly meetings and completes KPIs following the completion of individual work packages. The Engineer for the contract reviews documents and supervisory staff can raise concerns at any point if the experience or competence of the contractors is called into question.

Crumlin Gaol

Any project within the Crumlin Road Gaol site will be initiated and progress through CPD and we also engage with HED on anything that may alter the appearance/structure of the buildings.

Network Lighting

Blank

Rivers

Any requirements would be checked through the procurement process. Any works regarding heritage assets would be planned following consultation with HED.

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

Bridges

As part of any scheme undertaken on our bridges, our teams follow a Quality Management System (QMS) which outlines the various steps we must take in prior to going to site. Where a change involves a heritage asset, we consult with the relevant bodies including HED to discuss works and agree ways forward. Our teams are cognizant of the importance of engaging with these bodies early in the development of any scheme and try to accommodate were reasonably practical and in light of public safety.

Crumlin Gaol

Blank

Network Lighting

There are very low numbers of heritage street lighting columns and local street lighting engineers are aware of their locations

Rivers

These assets are abandoned and no significant change is proposed.

B. Are Heritage Impact Assessments (HIAs) standard?

Bridges

Not routinely. Should HED advise that one is required during the consultation process then at that point it may be considered if appropriate.

Crumlin Gaol

Blank

Network Lighting

No

Rivers

N/A

C. Do you have any current Conservation Management Plans for your heritage sites?

Bridges

All structures are subject to routine inspections and maintenance planned and undertaken as resources permit. The Department also has an Asset Management Plan covering all aspects of the Department.

Crumlin Gaol

Any proposed change will be discussed with HED and CPD

Network Lighting

No

Rivers

No

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

Bridges

Blank

Crumlin Gaol

Blank

Network Lighting

Yes

Rivers

DfI Rivers personnel walk the towpath checking for damage and wear and tear. IWAI (Inland Waterways Association Ireland) volunteers periodically carry out maintenance work on the locks.

A. If yes, how often? Are these up-to-date?

Bridges

Yes, all DfI listed (and non-listed) bridges receive a General Inspection every two years and a Principal Inspection every six years. The General Inspection is a visual inspection that examines all structural elements. The Principal Inspection is a more detailed structural inspection that requires a close examination of all structural elements and may also include non-invasive investigation and testing. The inspections identify any structural defects and assign both a Bridge Condition Indicator rating to the bridges and a Condition Category. The Bridge Condition Indicator identifies the current condition of the bridge stock which in turn informs future funding.

The Condition Category represents the Inspectors assessment of the timing of any work required to the structure and is defined as follows:

- Category 1: No work required.
- Category 2: Non urgent work to be carried out when resources permit.
- Category 3: Work to be carried out within 2 years or reviewed at next inspection.
- Category 4: Work required within 1 year. If there is a danger to the public, the work is to be carried out as soon as practicable or other safety measures are to be implemented.

Crumlin Gaol

Blank

Network Lighting

Assets are inspected every 6 years and inspections are up to date.

Rivers

DfI Rivers Personnel inspect the Lagan Navigation on a monthly basis

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

Bridges

NA

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

For information, see attached General and Principal inspection for Archer's Bridge.





Inspection Report for Bridge No: **BR41458**

Inspection Date: 29/05/2024	Current Inspection: Yes
Inspection Type :General	Ordinance Sheet Number: 221
BCI Average:83.43519	BCI Critical:65.32
Notes: An old disused brick arch railway bridge, in very good condition. There is large accumulation of water staining, on both abutment walls and minor vegetation on some facing walls. State 1.	

Element		Defect		
Abutments (incl. arch springing)			**Severity**	**Extent**
Severity	**Extent**	Water staining (14.2)	2	E
		Water staining (14.2)	2	E
2	E			
Carriageway surfacing			**Severity**	**Extent**
Severity	**Extent**	No Defects to display		
1	A			
Foundations			**Severity**	**Extent**
Severity	**Extent**	No Defects to display		
1	A			
Handrail/parapets/safety fences			**Severity**	**Extent**
Severity	**Extent**	Vegetation damage (5.1)	3	C
		Vegetation damage (5.1)	2	C
3	C			
Primary deck element			**Severity**	**Extent**
Severity	**Extent**	Water leakage (14.1)	2	C
		Water staining (14.2)	2	E
2	E			
Spandrel wall/head wall			**Severity**	**Extent**
Severity	**Extent**	No Defects to display		
1	A			
Substructure drainage			**Severity**	**Extent**
Severity	**Extent**	No Defects to display		
1	A			
Superstructure drainage			**Severity**	**Extent**
Severity	**Extent**	No Defects to display		
1	A			
Wing walls			**Severity**	**Extent**

Severity	**Extent**	Sapling (5.1 S3)	3	B
		Vegetation damage (5.1)	3	C
3	C			

Crumlin Gaol

We do not currently undertake regular condition surveys however we complete regular reactive and planned maintenance on site. The occupiers of the site (Belfast Tours operate the Gaol Visitor Attraction and Conference Centre and Belfast Distillery Company LTD operate the McConnells distillery in A Wing) and security report any damage or need for repair. DfI staff also take regular patrols of the site

Network Lighting

Blank

Rivers

N/A

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

Bridges

DfI Roads' asset management plan prioritises bridges with a Condition Category 4. It further prioritises those bridges by the impact that any deterioration of the bridge may have on the safety of the travelling public.

Crumlin Gaol

Blank

Network Lighting

Yes, street lighting equipment is prioritised for replacement, based on survey results.

Rivers

This is under consideration.

B. What period(s) are covered by forward work plans?

Bridges

DfI's work programmes are typically focussed on single financial years limiting the planning of multi-year

forward looking programmes for bridge strengthening / maintenance. The nature of the work to some structures requires design and approvals to be completed in one or more financial years and works in another. There is an active priority list which changes as the structures are inspected or following reports of sudden damage (such as when a Parapet is hit by a car and needing rebuilt). This results in a fluid programme of works based on available budget, Contractor resource, Design Technical Approvals and staff resource. Increased focus has been put to structures and the management of these assets are undergoing a review.

Crumlin Gaol

We have a regular planned maintenance system through AMPS, this is mainly aimed at the operational functions of the Gaol Visitor Attraction

Network Lighting

We generally work on an annual programme, as budgets are not allocated until early in the financial year.

Rivers

N/A

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

Bridges

DfI does not have structures on the HAR register. DfI Roads are required to consult with HED for all listed bridges that require repair or strengthening work.

Crumlin Gaol

Blank

Network Lighting

No

Rivers

No

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

Bridges

NA

Crumlin Gaol

Blank

Network Lighting

There are a small number of cast iron heritage columns in Londonderry and on some bridge structures at various locations.

Rivers

N/A

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

Bridges

Blank

Crumlin Gaol

Blank

Network Lighting

No

Rivers

N/A

A. What is the regular inspection period for unused assets?

Bridges

NA

Crumlin Gaol

Blank

Network Lighting

N/A

Rivers

N/A

B. Can you please provide a list of such structures in your care?

Bridges

NA

Crumlin Gaol

Blank

Network Lighting

N/A

Rivers

N/A

C. Have you encountered issues with disposal, not anticipated in the original business cases?

Bridges

NA

Crumlin Gaol

There are a number of vacant buildings at the Gaol, B and D Wings, Hospital Dental Unit and the Warders cottages, this buildings are patrolled regularly by security and DfI staff

Network Lighting

N/A

Rivers

N/A

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

Bridges

There are 331 listed bridges currently under the ownership of the Department located across NI.

List available by request.

Crumlin Gaol

Crumlin Road Gaol (Heritage conservation Grade A listed)

Wardens Cottages (Heritage conservation Grade B listed)

We have previously reported 1 stone building at St. Lucia Site in Omagh (Heritage conservation Grade B1 listed) as being on DfI land however while following the process to dispose of this site we have been made aware it is on MoD Land

Network Lighting

Blank

Rivers

1 scheduled historic monument - Lagan Navigation

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

Bridges

A list of these applications has not been kept and is not readily retrievable at present.

Crumlin Gaol

We have made no listed building consent applications in this period

Network Lighting

Blank

Rivers

(a) 0 (b) 3

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaelogical-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

Bridges

A recent example is the refurbishment and protection of listed structure Bundoran Junction in Fermanagh. Bundoran Junction was an important interchange Train station historically, the station house is still there and is also listed. This was one of our Divisional Engineers favorite projects to work on, as the important built heritage was in danger of being lost to nature. Our staff sourced some training in Edinburgh and undertook a course in traditional stone masonry repairs prior to the scheme. A slow and arduous project carried out over 2 phases between 2019 and 2021, the initial phase was to strip back and see the extent of the repairs needed then devise a plan in conjunction with HED and other bodies to deliver a renovation as close to former condition as possible.

Prior to deveg works.





Scaffolding to access repairs/ repointing works.



Mid repairs.



Carriagway prior to repairs.



Carriagway mid repairs



Access staircase renovated.



Crumlin Gaol

A wing of the Gaol recently opened as McConnel's Distillery and visitor attraction, this was widely publicised at the time of opening in March 2024.

Network Lighting

Blank

Rivers

No

B. Are you willing to share them as exemplars or case studies which we can publish?

Bridges

Yes

Crumlin Gaol

Blank

Network Lighting

Blank

Rivers

N/A

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

Bridges

Blank

Crumlin Gaol

Blank

Network Lighting

Blank

Rivers

N/A

A. If yes, please provide it to us.

Bridges

We prepare this report and supply it to HED on a Biannual basis but we do not prepare interim reports so it cannot be provided.

Crumlin Gaol

Blank

Network Lighting

Blank

Rivers

N/A

B. If no, how do you track the condition and issues affecting your heritage assets?

Bridges

We store the condition reports from General and Principal inspection in our Structures Management System as highlighted above. This tracks the condition and issues affecting our structures on an ongoing basis. Condition is reported to senior management level as requested.

Crumlin Gaol

Blank

Network Lighting

Blank

Rivers

On-going monthly inspections as outlined in Point 4.

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

Bridges

Records are stored on Content Manager which is the departments secure file storage system. Inspection records are stored on the SMS-r (Structures Management System repository)

Crumlin Gaol

Records held in Content Manager

Network Lighting

Records are held in an online database.

Rivers

Saved to Content Manager

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

Bridges

I am not aware of this being done routinely. Records are typically sent to PRONI if necessary, however any pertinent bridge records are held on file for the lifetime of the bridge.

Crumlin Gaol

Blank

Network Lighting

No

Rivers

No

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies.

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

Bridges

Risks associated with our listed (and non-listed) bridges from the current and predicted impacts of climate change are reported on as part of the Northern Ireland Climate Change Adaptation Programme (NICCAP) in response to the UK Climate Change Act 2008. We continue to deliver on our programme of structural inspections (see also Protocol Point 4) to monitor risks to bridges from high river flows & erosion with additional inspections following extreme rainfall events as required.

Relevant adopted standards, such as the Design Manual for Roads and Bridges (DMRB), have been updated since 2019/2020 and allowances are now included to ensure climate change is accounted for within highway structure designs. Consultees such as DfI Rivers when providing advice on schemes will take into account climate change predictions but this mainly effects replacement structures rather than directly relating to the management of listed bridges.

Crumlin Gaol

N/A

Network Lighting

We have a policy to use LED units as a light source, which will mean retrofitting all historic street lights with energy efficient LED lanterns. The timescale for this will depend on availability of budget.

Some lighting units have been retrofitted with LED lighting units, the remainder will be changed as budgets permit

Rivers

For Heritage Officer to answer. N/A.

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

B. That they have adopted the approach as good practice?

C. That you have incorporated their responses to you in your responses to the question above?

For clarity, please provide HED with a list of the bodies in your departmental return.

Bridges

NA

Crumlin Gaol

Blank

Network Lighting

None

Rivers

For Heritage Officer to answer.

Appendix 7: Translink response

Protocol Point 1 - Nominate a heritage officer

- **Are you the nominated heritage officer?**

Yes. Single nominated officer.

A. If yes, what contact do you have with the property managers in your organisation on these issues?

Ongoing coordination and liaison with Translink Property Asset Management, Property Maintenance, Property Projects, Estates & Structures Departments.

B. If no, how is heritage information disseminated?

N/A.

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

Translink have procedures in place to ensure that professional consultants and contractors appointed through Translink's frameworks have the appropriate expertise to undertake the design and delivery of works. This includes the procurement of specialist conservation practitioners, appropriate to the nature of the asset and scale of works.

B. How is this checked?

Procurement processes and quality checks. In addition to the relevant department undertaking the works, this process also includes involvement of Translink Contracts, Frameworks, Finance and Portfolio Management Office (PMO) departments.

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

Where change has been proposed, the significance of the heritage asset is taken into consideration, including the grading of the listing, unique features and existing condition of the heritage asset. This information is used to ensure that appropriately qualified consultants and contractors are appointed with the appropriate level of expertise for the nature and extent of the works, along with statutory consultation and consents undertaken as required.

B. Are Heritage Impact Assessments (HIAs) standard?

Currently under review.

C. Do you have any current Conservation Management Plans for your heritage sites?

Currently under review.

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

A. If yes, how often? Are these up-to-date?

Visual inspections are undertaken of Property heritage assets on a 6-month basis with further detailed inspections undertaken on an asset-by-asset basis using SFG20 standards for building maintenance.

Translink's Property Examination and Assessment Programme aims to better support effective planned preventative maintenance across the estate, including heritage assets.

Visual examinations undertaken of Structures heritage assets annually, with detailed examinations generally undertaken every 6 years.

Inspections are generally up to date.

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

N/A.

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

Yes, Translink Asset Management Plan updated in 2025. Condition surveys may lead to either more detailed inspections or works directly entering the capital or revenue programmes.

B. What period(s) are covered by forward work plans?

3-5 years.

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

Translink undertake an asset specific strategy in relation to each HAR site. The majority of Translink's heritage assets remain in active use and are subject to regular maintenance.

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

Moira Station Building (BHARNI 19/03/005), a State Care Monument handed back to NITHC February 2025. HED's Conservation Works Team recently undertook conservation works prior to handover. Intention is to provide a long-term use to ensure asset is in active use.

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

A. What is the regular inspection period for unused assets?

As response to Protocol Point 4. Same as used assets.

B. Can you please provide a list of such structures in your care?

1. Moira Station building, a State Care Monument handed back to NITHC February 2025. Currently unused. Intention is to provide a long-term use to keep in active use.
2. Former Cullybackey Station House, currently unused and under consideration for D1 disposal process.

C. Have you encountered issues with disposal, not anticipated in the original business cases?

N/A.

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

Just under 50 designated heritage assets, including 13 listed heritage assets within Property Division.

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

5 Listed Building Consent applications in the period 2023-2025.

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaelogical-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

North-West Transport Hub. The building has been restored and repurposed for use as a 21st Century transport facility and is a key portal for the North-West region, supporting business, leisure and tourism opportunities, as well as acting as a vital community space for everyone in the city.

B. Are you willing to share them as exemplars or case studies which we can publish?

Yes.

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

A. If yes, please provide it to us.

Currently under review. Procedures are being put in place to prepare biennial conservation reports for senior management.

B. If no, how do you track the condition and issues affecting your heritage assets?

Ongoing maintenance and asset management processes and procedures.

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these

answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

Computer Aided Facility Management (CAFM) software, Geographic Information System (GIS) and Department Resource Hubs. All information is held within the requirements of Translink's Retention and Disposal policy.

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

No.

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies.

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

Translink's heritage assets generally form part of Translink's operational assets and are subject to all measures taken to protect our daily operations, including considerations for climate change.

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

Translink have a series of plans, policies and strategies in place in relation to climate change, including Translink's Climate Positive Strategy & Climate Action Pledge, Property Energy Carbon Reduction Plan, Property Sustainable Building Design Requirements, Translink Fleet Strategy and Adapting Infrastructure

Today for Tomorrow.

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

All Property Projects incorporate measures to improve energy efficiency and minimise carbon emissions where practicable. The specific historical and architectural features of the asset are taken into consideration on a project-by-project basis to ensure works are undertaken in an appropriate and sympathetic manner.

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

As above.

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

Translink is non-departmental public body (NDPB).

B. That they have adopted the approach as good practice?

Translink have adopted the Protocol as good practice.

C. That you have incorporated their responses to you in your responses to the question above?

N/A.

For clarity, please provide HED with a list of the bodies in your departmental return.

Appendix 8: Department of Justice response

Protocol Point 1 - Nominate a heritage officer

- **Are you the nominated heritage officer?**

A. If yes, what contact do you have with the property managers in your organisation on these issues?

B. If no, how is heritage information disseminated?

Within Department of Justice (DoJ), the only heritage assets are courthouses. The nominated Departmental Heritage Officers for DoJ are the NICTS Deputy Director, Estates, and the NICTS Capital Programme Manager.

Since the last report, NICTS has recruited additional staff within into Estate function, a number of whom have architectural and conservation specialisms. Responsibilities around heritage will be delegated to additional staff as appropriate. Staff will also be offered the opportunity to enhance capability in this area, and subject to business case approval and funding, will attend RUAS conservation training during 2025.

While the responses in this report are therefore weighted towards NICTS activity, but where possible, Departmental perspectives are also included.

Senior NICTS Estate staff are represented on a number of Departmental and NICS fora on strategic asset management, major projects, and sustainability. The DHO is a member of the Department of Justice's Asset Management Board, which is attended by all those responsible for property management within the Department. Information relating to the Protocol is disseminated using that forum.

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

B. How is this checked?

For both professional consultancy, and construction works, NICTS is obliged to avail of the collaborative frameworks administered by Department of Finance, Construction Procurement Delivery (DoF CPD). DoF CPD are therefore responsible for ensuring that consultants and contractors are suitably qualified. DoF CPD are therefore responsible for ensuring that consultants and contractors are suitably qualified, and or

checking. Currently, conservations specialisms, expertise or qualifications are difficult to obtain through the existing collaborative contracts.

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

B. Are Heritage Impact Assessments (HIAs) standard?

C. Do you have any current Conservation Management Plans for your heritage sites?

NICTS has initiated three significant capital projects at heritage assets. These are Royal Courts of Justice, Belfast, Old Town Hall, Belfast, and Bishop Street Courthouse. At each of these buildings, Conservation Management Plans (CMP) and statements of historical significance have been completed. Since the last report there has been significant positive engagement with HED on each of these capital projects, including pre application planning discussions, development of the initial procurement documentation and a number of site visits.

In addition to HED engagement, NICTS have commissioned work through the Ministerial Advisory Group on architecture and the built environment (MAG). An early stage design review was completed for the Bishop Street Courthouse plans. NICTS has also secured MAG representation on the Project Board for the Modernisation of Royal Courts of Justice capital project.

It is intended that CMP's will also be completed at the other 7 heritage assets in the NICTS estate, either when major change is planned, or when budget permits. For smaller construction works, Listed Building Consent applications are completed.

During 2025/26, NICTS intends to procure 2 further CMP's for Omagh and Armagh Courthouse, subject to business case approval and funding availability.

NICTS follows the Disposal of Surplus Public Sector Property in NI (D1) guidance as published by DoF. Since the last report, NICTS has been engaged on a piece of research commissioned through the Strategic Investment Board (SIB) which seeks to develop a framework for assessing the social and economic value of assets that may be suitable for Community Asset Transfer (CAT). NICTS has also engaged with DfC officials who are reviewing the policy around CAT.

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

A. If yes, how often? Are these up-to-date?

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

Following publication of its Estate Strategy in 2023, NICTS has been working towards the development of a Strategic Asset Management Plan (SAMP) in line with the guidance published under Managing Public Money, and the Cabinet Office. The data from condition survey is used to inform forward maintenance plans, and will be an important component of the SAMP.

NICTS undertook condition surveys of its entire estate during 2020/21 to inform its first State of the Estate report. Subsequently, a rolling programme of condition surveys has been progressed. During 2024/25, surveys of Laganside Courts, Dunagnnon Courthouse and Newtownards Courthouse were completed. In 2025/26, subject to business case approval and resource availability, further condition surveys will be completed for a further 4 sites.

In 2025/26, NICTS will complete roof drone surveys of all heritage buildings, and will use internal staff with conservation and restoration specialism to conduct detailed inspection.

To complement the data from condition surveys, during 2025/26 NICTS will also conduct pilot User Experience Surveys and Functional Suitability Surveys across its Estate.

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

B. What period(s) are covered by forward work plans?

Following publication of its Estate Strategy in 2023, NICTS has been working towards the development of a Strategic Asset Management Plan (SAMP) in line with the guidance published under Managing Public Money, and the Cabinet Office. The data from condition survey is used to inform forward maintenance plans, and will be an important component of the SAMP.

Whilst condition surveys have 5, 10 and 30 year investment cycles, the reality of current public sector asset management means that single year work plans are an unavoidable outworking of single year budgets.

NICTS has also faced challenges in delivering maintenance works in a timely manner through the existing procurement and delivery routes, and these challenges are exacerbated when conservation specialisms are required.

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

NICTS currently has two assets on the Heritage at Risk register, namely Old Town Hall and Magherafelt Courthouse. The Old Town Hall is now an intrinsic component of the Modernisation of Royal Courts of Justice Project. Subject to procurement and funding allocation, NICTS will fully refurbish the building as an operational court venue for initial occupation while RCJ is closed.

Since the last report, the extent of the water ingress issues at Magherafelt have been quantified, and significant remedial work is underway to repair the fabric and thermal elements. Additional photographs showing the extent of the work have been provided on this page and overleaf.

NICTS has fully engaged with HED on the work underway at both HAR buildings.

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

A. What is the regular inspection period for unused assets?

B. Can you please provide a list of such structures in your care?

C. Have you encountered issues with disposal, not anticipated in the original business cases?

Within the NICTS Estate, there are currently two heritage assets that are vacant. These are the afore-mentioned Old Town Hall (HB26\50\044) building in Belfast, and Magherafelt Courthouse. (HB08\15\009).

As mentioned under earlier Points, work is progressing to refurbish and decarbonize Old Town Hall as part of the Modernisation of RCJ Project, and work is underway to address deterioration in Magherafelt Courthouse caused by water ingress.

In addition to these works, cyclical maintenance and monthly inspections continue at both buildings.

Neither building is scheduled for disposal, however NICTS has experienced some challenges in recent years with disposals of other buildings.

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

The NICTS Estate comprises 10 listed buildings, as shown in the table. There is currently one active Listed Building Consent, (LA07/2025/0109/DC, which is associated with external redecoration works to Downpatrick Courthouse.). NICTS have also engaged closely with HED in anticipation of additional consents required as part of the RCJ and Old Townhall projects, and have kept the Division apprised of ongoing work at Magherafelt.

Listing Reference Building Grade

HB15/16/001 Armagh Courthouse A

HB08/15/009 Magherafelt Courthouse A

HB26/50/180 Royal Courts of Justice A

HB07/17/017 Ballymena Courthouse B1

HB17/06/005 Banbridge Courthouse B1

HB18/20/002 Downpatrick Courthouse B+

HB12/17/016 Enniskillen Courthouse B

HB01/19/002 (03) Londonderry Courthouse B

HB26/50/180 Old Townhall B1

HB11/13/001 Omagh Courthouse B+

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaelogical-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

B. Are you willing to share them as exemplars or case studies which we can publish?

NICTS has ensured high standards of design work through RIBA Stages 0-2 of the Modernisation of Royal Courts of Justice project, and has supplemented its own resources in this area by appointing the Ministerial Advisory Group (MAG) to sit on the Project Board.

Similar approaches will be adopted on the major capital projects at Old Town Hall and the Modernisation of Bishop Stret Courthouse, which has already undergone a MAG design review in advance of the Strategic Outline Case.

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

A. If yes, please provide it to us.

B. If no, how do you track the condition and issues affecting your heritage assets?

NICTS has not completed any biennial conservation reports to date, and instead has tracked the condition of assets using condition surveys, regular inspections and the production of conservation management plans.

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

NICTS holds some record drawings of its estate, but the majority are held in storage by the Department of Finance, Construction Procurement Delivery. NICTS and CPD have initiated a process to transfer and digitize these drawings. NICTS will offer all hard copy drawings to HED for appropriate storage.

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies.

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

NICTS published its Estate Strategy, 'Making the Place for Justice' in December 2023. The Strategy is structured around 4 Aims:

- Improved User Experience
- Improved Resilience
- Improved Value for Money
- Improved Sustainability

and 12 Strategic Outcomes, that if realised, will result in a courts and tribunals estate that can provide modernised and improved facilities for all citizens of Northern Ireland.

During the development of the Estate Strategy, NICTS established an Estate Strategy Advisory Group (ESAG), comprising senior stakeholders, partners and user group representatives.

One of the agreed Strategic Outcomes in the Estate is:

'Our estate embodies best practice in the care and protection of our heritage assets'

NICTS recognises that its heritage assets are at the same time, more susceptible to the impacts of climate change, and more complex and expensive to modify. However, by making sensitive interventions within our heritage estate, NICTS anticipates benefits beyond reduced carbon emissions, such as lower energy costs, improved asset resilience, and creating more healthy, comfortable working environments.

Flood risk assessments have been conducted at NICTS sites to consider risk of fluvial flood event. A ventilation decarbonization programme which will include the addition of comfort cooling to provide climate resilience. Rainwater catchment volumes and flashing details are being enhanced across the estate. During 2025, NICTS will publish its first Sustainability Delivery Plan which will document the strategic and operational ambitions of the organisation in order to meet the requirements of the Climate Change Act and the first two carbon budgets.

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

B. That they have adopted the approach as good practice?

C. That you have incorporated their responses to you in your responses to the question above?

For clarity, please provide HED with a list of the bodies in your departmental return.

This report has been prepared by the Department of Justice (DoJ) under the

'Protocol for the Care of the Government Estate.

All the heritage assets owned by DoJ are Courthouses, therefore the report has been prepared by the Northern Ireland Courts andTribunals Service (NICTS).

For clarity DoJ comprises the core Department and 6 Executive Agencies, namely:

- Northern Ireland Prison Service
- Youth Justice Agency
- Legal Services Agency
- Northern Ireland Courts and Tribunal Service
- Forensic Science Northern Ireland

The Department also sponsors eight NDPBs/bodies affiliated with policing and justice as follows:

- Police Service of Northern Ireland (PSNI)
- Northern Ireland Policing Board;
- Office of the Police Ombudsman for Northern Ireland
- Probation Board for Northern Ireland
- RUC George Cross Foundation
- Northern Ireland Police Fund
- Police Rehabilitation and Retraining Trust
- Criminal Justice Inspection Northern Ireland (CJINI)

Information regarding the protocol will be disseminated to all other parts of DoJ through the forum of its Asset Management Board.

Appendix 9: The Executive Office response

Protocol Point 1 - Nominate a heritage officer

- **Are you the nominated heritage officer?**

The nominated heritage officer for TEO is Joan O`Hara (G5). Given the diversity of the heritage assets across three sites with differing governance arrangements, individual contact is maintained with HED as outlined below. The G5 Heritage Officer has direct responsibility for the Ebrington site and sponsor responsibility for the Maze/Long Kesh Development Corporation.

RGHQ - No – Civil Contingencies Division (CCD) have established working relationships with colleagues in the Historical Environment Division (HED) in DfC. There are regular meetings between CCD and HED concerning the former RGHQ site.

MLKDC Heritage Officer - Alan Clarke – Maze Long Kesh Development Officer & Premises Officer, also the Property Manager reporting to MLKDC Director of Development.

Ebrington – Sean McGuinness, Site Manager and Noel Conway, Capital Programme Manager

A. If yes, what contact do you have with the property managers in your organisation on these issues?

B. If no, how is heritage information disseminated?

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

B. How is this checked?

RGHQ - Any works carried out at the former RGHQ site are carried out via Construction and Procurement Delivery (CPD) within the Department of Finance (DoF) who will ensure contractors have appropriate expertise to carry out the works.

MLKDC - Property Managers work closely with HED and CPD to ensure appropriate expertise is engaged. Appropriate planning and certification for all building work via CPD and HED. Direct reporting to MLKDC Board. Compliance captured in quarterly Assurance Statements for MLKDC to TEO Director and Board.

MLKDC use the services of DoF Central Procurement Directorate (CPD) – Construction Division for construction projects relating to heritage assets.

Ebrington - Property Managers. Property Managers work closely with HED and CPD to ensure appropriate expertise is engaged. Appropriate planning and certification for all building work via CPD and HED. Regular direct reporting to Ebrington Programme Board on a quarterly basis.

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

RGHQ - CCD will involve colleagues from HED in respect to any proposed changes to the former RGHQ site.

MLKDC - While MLKDC awaits Ministerial approval to progress the regeneration of the Maze Long Kesh Site the current remit is to maintain the Listed & Retained Prison Complex in a wind and waterproof condition and in a reasonable state of repair and maintenance. Repairs and maintenance are carried out to the Listed World War 2 Hangar Complex to ensure a reasonable state of repair and maintenance and to provide a health & safety compliant environment for use of the building by Ulster Aviation Society volunteers and public visitors.

Ebrington – see detail below

B. Are Heritage Impact Assessments (HIAs) standard?

RGHQ - CCD will seek advice from HED in respect to the need to undertake a HIA.

MLKDC - Yes – any planned works to the listed and scheduled monuments on the MLK site would first be subject to a Listed Building Consent or Scheduled Monument Consent process.

Ebrington – see detail below

C. Do you have any current Conservation Management Plans for your heritage sites?

RGHQ – No

MLKDC – No

Ebrington – see detail below

Ebrington - the Ebrington Development Framework (EDF) directs the heritage assets' future use. The EDF was widely consulted on and agreed with HED. In addition the following are considered for all development works and disposals:

- The Strategic Investment and Regeneration of Sites (NI) Order 2003 (SIRS)
- Ebrington Development Framework
- Strategic Outline Case for Ebrington – December 2016
- TEO Departmental Plan
- Protocol for the Care of the Government Historic Estate
- Conservation Statement on the Heritage Value of Ebrington Barracks

Any asset disposal requires submission of detailed plans on how future use takes account of the EDF, the original use of the building, and the impact on the wider historic site. Bidders are also scored on their experience of regenerating historic buildings. The lease agreements/leases include covenants to ensure compliance with the agreed plans and HED guidance.

The Conservation Statement sets out the heritage attributes of the Ebrington site. It notes that the site consists of a complex array of buildings and spaces which reflect its evolution. The Conservation Statement determined the listing and retention of a number of buildings of significant architectural and heritage merit. It is a primary consideration in the wider redevelopment and regeneration of the site to bring retained or listed buildings back into active use. The document details research into the heritage value of Ebrington by EHS and is used to inform decisions on its future development.

A Conservation and Preservation Business Case is in place to ensure all buildings on site are maintained and retained in line with the protocol. CPD identify the required works and verify that these have been completed to the require standard.

LPS has provided guidance on the disposal of public sector property and confirmed Ebrington is not surplus in line with Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk)

All buildings are disposed of appropriately, and in a sustainable way, so that their significance is retained.

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

A. If yes, how often? Are these up-to-date?

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

RGHQ - No, not at present. As access to the interior of the former RGHQ building is restricted, it is not possible to carry out a full condition survey at present. Monthly visits are carried out to identify any required maintenance to the exterior of the building/ surrounding site.

MLKDC – Yes, Survey on some or all the heritage assets are carried out approximately every five years. Most recent condition surveys were conducted in 2020 & 2021 by Moore MacDonald & Partners Chartered Surveyors.

Ebrington – We complete condition surveys ahead of disposals. This can include wet/dry rot surveys, Asbestos surveys and building works surveys. Ebrington is a developing site and all buildings are surveyed prior to works completion and have appropriate certification in place.

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

B. What period(s) are covered by forward work plans?

RGHQ - All planned preventative maintenance (PPM) is coordinated via CPD however it should be noted that no internal PPM tasks can currently be carried out inside the building.

MLKDC - No formal Asset Management Plan in place at this stage. Forward work plans are 1 year only, based on annual resource and capital budgets, when budgets approved by the Sponsor Department, The Executive Office.

Ebrington - Ebrington has an extensive conservation, and preservation works plan in place and has a comprehensive Star Fort wall (scheduled monument) works programme underway. A planned preventative maintenance programme is also in place, along with reactive maintenance. Two-year plans in place for conservation and preservation. PPM and Reactive maintenance plans are for 1 year only, based on annual resource budgets.

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

RGHQ - The former RGHQ site is currently listed on the Heritage at Risk Register, reference number HARNI 07/04/002. As per previous comments, there is ongoing consultation with colleagues in HED.

MLKDC - Maze Long Kesh Prison Listed Buildings were inspected by HAR officer in 2024. No change to status with no assets added to HAR Register.

Ebrington - None of the buildings are considered at risk at this time.

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

RGHQ – N/A

MLKDC - No buildings designated on HAR Register at this stage.

Ebrington – N/A

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in the course of disposal?**

RGHQ - Yes – one vacant/unused asset.

MLKDC - Yes – Former Maze Long Kesh Prison Complex – Vacant & unused – not for disposal.

Ebrington – No.

A. What is the regular inspection period for unused assets?

RGHQ - Monthly visits are carried out to inspect the exterior of the building and surrounding site.

MLKDC - Condition Survey approximately 5 yearly – Premises Officer visual inspections circa 6-monthly.

Ebrington – N/A

B. Can you please provide a list of such structures in your care?

RGHQ - Former Regional Government Headquarters (RGHQ).

MLKDC - Table below -

HB Ref	Name of Heritage Asset	Designation	Grade
HB19 04 030	General Record of Site	N/A	N/A
HB19 04 030A	'H' Block 6, Zone J,	Listed	B1
HB19 04 030D	Multi Denominational Chapel	Listed	B2
HB19 04 030E	Concrete Perimeter Walls, Zone F and J,	Listed	B1
HB19 04 030F	Cellular Health Care Centre, Zone F2,	Listed	B1
HB19 04 030G	Cellular Administration Block, Zone F2,	Listed	B1
HB19 04 030H	Compound 19, Zone E1,	Currently 'Record Only' – Intention to 'list'	RO
HB19 04 030I	Concrete Perimeter Walls, Zone F and J,	Record Only	RO
HB19 04 030J	Former Aircraft Hangars (Buildings B/8 & B/9)	Hangar Building is listed, but pill boxes and blast shelter remain scheduled Monuments.	N/A

Ebrington – Table below

Building No	Occupied buildings
Under Construction/ Pending occupation 2025/26	
Building 71	Vacant – Health and Beauty
Building 17	Vacant – Restaurant/Residential/Health Care
Building 30	Vacant – Café
Buildings 45/46/49	DNA Museum & Archive
Building 85	Vacant – office accommodation
Development land – including Buildings 117/118	Part in construction – Residential

C. Have you encountered issues with disposal, not anticipated in the original business cases?

RGHQ - The former RGHQ site is not currently in course of disposal.

MLKDC - No current plans for disposal of MLKDC heritage assets.

Ebrington – All buildings have an Agreement for Lease or Lease; all to be occupied by late 2025. DNA buildings will not be occupied by end 26 at the earliest.

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

RGHQ - One – Former RGHQ – Historic Monument and Archaeological Objects (NI) Order 1995 – Ref: ANT 033:102

MLKDC - Scheduled Historic Monuments – 1 No – comprising a number of World War 2 Pill Boxes and a concrete bunker (Defense Heritage Assets). Listed Buildings – 8 No as per list provided at Protocol 7 above.

Ebrington – Ebrington site map – scheduled, listed and retained.

Ebrington – one scheduled historic monument, Star Fort Wall.

Listed Buildings – 18

Retained Buildings - 8

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

RGHQ - One (SMC granted January 2023)

MLKDC – None

Ebrington - LBCs – none, all submitted by the preferred tenant of each building. SMC – up to 15no

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaeological-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

RGHQ – No

MLKDC – Health & Safety works were completed in financial year 2021/2022 on restoration of main front doors to the Listed World War 2 Hangar 1 Building and work completed in financial year 2023/2024 on restoration of front doors to Hangar 2 Building. Work has commenced on restoration of rear doors to Hangar 1 & 2 in financial year 2024/25 and will complete in financial year 2025/2026.

Ebrington - Demarcation at Ground level of the buried sections of the Starfort Wall. Re-build of the Starfort wall at the South side of the site.

B. Are you willing to share them as exemplars or case studies which we can publish?

RGHQ - N/A

MLKDC – N/A

Ebrington – N/A

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

A. If yes, please provide it to us.

RGHQ – No

MLKDC – Yes, regular on the ground inspection and liaison with site stakeholders. Issues are reported to the MLKDC Board via the MLKDC Development Committee and MLKDC Sponsor Department 'The Executive Office' are kept informed. The Historic Environment map viewer below allows you to view the locations of built heritage sites from the DfC which may assist your team. This can be accessed at: https://www.communities-ni.gov.uk/services/historic-environment-map-viewer

Ebrington - There was a Conservation Management Plan for the Starfort Wall undertaken in 2018 and we are currently in the process of updating this plan.

B. If no, how do you track the condition and issues affecting your heritage assets?

RGHQ - We have an established Working Group which includes Senior Management from the Civil Contingencies Division and Senior Colleagues from Historic Environment Division.

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

RGHQ - All paper-based records are held either within the RGHQ building or Castle Buildings on the Stormont Estate. Electronic records are held within NICS electronic records management system.

MLKDC - On government Content Manager Record Management system.

Ebrington - On government Content Manager Record Management system.

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

RGHQ - All registered records will be passed for review to PRONI at the end of their retention period. PRONI will consider if the records should be preserved.

MLKDC - Not at this stage. MLKDC has not disposed of any paper records to date.

Ebrington - We do not send records to HED at present. All registered records will be passed for review to PRONI at the end of their retention period. PRONI will consider if the records should be preserved.

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies.

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

RGHQ - The former RGHQ is a disused building with only minor maintenance works being undertaken. Any future works will be carried out via CPD who will consider environmental impact of any works.

MLKDC - For 1, 2 & 3 above – None at this stage.

Ebrington - All works carried out to the building / site are carried out via CPD and as such we trust that any works meet any existing climate action plans in place within the organization. Sustainability measures are used where possible, e.g. LED lighting.

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies`. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your **department are aware of the Protocol?**

B. That they have adopted the approach as good practice?

C. That you have incorporated their responses to you in your responses to the question above?

RGHQ – N/A

MLKDC - Yes – ALBs who own heritage assets are aware of the protocol and adopt the approach therein.

Ebrington – N/A

For clarity, please provide HED with a list of the bodies in your departmental return.

The response covers TEO and MLKDC.

Appendix 10: Northern Ireland Assembly response

Protocol Point 1 - Nominate a heritage officer

- **Are you the nominated heritage officer?**

Yes and I am the property manager.

A. If yes, what contact do you have with the property managers in your organisation on these issues?

Blank

B. If no, how is heritage information disseminated?

Blank

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

Responsibility for ensuring that professional consultants and contractors have the appropriate expertise lies with the Department of Finance (DoF). We utilise the DoF Property Management Framework (PMF) for all planned preventative maintenance (PPM) and reactive work, ensuring that only qualified professionals carry out essential maintenance and repairs. For larger projects, we manage procurement and oversight through the DoF via the ICT Framework. This structured approach guarantees that all consultants and contractors engaged in our projects meet the required professional standards, ensuring high-quality service delivery and compliance with relevant regulations.

B. How is this checked?

As above

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

Where change has been necessary—for example, to meet modern functional requirements or improve accessibility—it has been designed to be both sympathetic and reversible, using materials and methods that respect the building's original construction and aesthetic for example the front ramps. Furthermore, consultation with HED has guided the approach to ensure alignment with conservation best practices and relevant planning policy.

The overarching aim has been to preserve and, where possible, enhance the significance of Parliament Buildings, ensuring that any change is both respectful of its past and responsive to present and future needs.

B. Are Heritage Impact Assessments (HIAs) standard?

To date HIAs have not been required for any work that has been undertaken.

C. Do you have any current Conservation Management Plans for your heritage sites?

The Northern Ireland Assembly Commission engaged Jonathan Baird, a DoF Principal Architect to develop a comprehensive 10-year Conservation Management Plan for Parliament Buildings in 2024. This plan will ensure the long-term preservation of the site while addressing the challenges posed by climate change and modern accessibility requirements. As part of this initiative, a Disability Access Survey has been conducted to enhance inclusivity while maintaining the historical integrity of the building. These efforts reflect our commitment to safeguarding our heritage assets through careful planning, sustainable conservation practices, and ongoing adaptation to environmental and accessibility needs.

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

The Assembly Commission has commissioned a 10 year Conservation Management Plan.

A. If yes, how often? Are these up-to-date?

Blank

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

Blank

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

This is carried out for us by DoF and details are updated and held on Amps.

B. What period(s) are covered by forward work plans?

We have a partial maintenance plan in place however; this will be reviewed following the completion of the conservation management plan currently being undertaken.

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

N/A

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

N/A

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

No

A. What is the regular inspection period for unused assets?

B. Can you please provide a list of such structures in your care?

C. Have you encountered issues with disposal, not anticipated in the original business cases?

Blank

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

Two, Parliament Buildings and Lord Craigavon's Tomb.

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

Four in total, two applications for the roof repairs, the specialist cleaning of Parliament Buildings and the installation of a partial Electronic Access System

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaelogical-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

No

B. Are you willing to share them as exemplars or case studies which we can publish?

N/A

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

The Conservation Management Plan which is underway will be presented to our Senior Management Team.

A. If yes, please provide it to us.

N/A

B. If no, how do you track the condition and issues affecting your heritage assets?

We track the condition and issues affecting our heritage assets through visual inspections and regular PPM. This includes regular inspections by qualified contractors to examine plant and log and update maintenance records. Any significant issues identified are documented and prioritised for action, ensuring timely interventions to preserve the assets.

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so, please make clear whether this can be published. If you are planning to publish your Department,'s biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

Records are held in accordance with the Assembly Commission's Record Management Policy and Guidance.

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

Yes PRONI

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies.

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

The Assembly Commission is a specified body under the Climate Change Act and, as such, we have a duty to publicly report on all aspects of our environmental performance. We have policies in place that take climate change into account, ensuring that sustainability and resilience are key considerations in our estate management. These policies address energy efficiency, carbon reduction, and sustainable procurement, aligning with our commitment to mitigating climate change impacts.

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

The Assembly Commission seeks to improve its environmental performance and reports on this publicly year on year. In line with this commitment, we are actively developing proposals to introduce new policies that address the impact of climate change. These proposals focus on areas such as carbon reduction, energy efficiency, sustainable construction, and climate resilience. Specific measures under consideration include enhanced green procurement practices, further reductions in greenhouse gas emissions, and the integration of climate adaptation strategies into estate management. The timescale for introducing these

policies aligns with our annual environmental reporting cycle, seeking continuous progress. Some initiatives are already underway, while others are in the planning stages, with implementation expected over the next few years. This phased approach allows us to adapt to evolving best practices and legislative requirements while maintaining transparency in our environmental commitments.

C. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change.

The Assembly Commission is proactively making adjustments to anticipate the impacts of climate change while preserving historical integrity. We proactively work with Department of Finance staff to ensure that drains are well maintained to prevent flooding. Future adaptations will continue to balance sustainability goals with the need to conserve and protect our historic buildings.

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

N/A

B. That they have adopted the approach as good practice?

N/A

C. That you have incorporated their responses to you in your responses to the question above?

N/A

For clarity, please provide HED with a list of the bodies in your departmental return.

Appendix 11: Northern Ireland Water response

Protocol Point 1 - Nominate a heritage officer

- **Are you the nominated heritage officer?**

A. If yes, what contact do you have with the property managers in your organisation on these issues?

Yes – Angela Halpenny.

The heritage officer has regular contact with the Infrastructure Delivery Senior Project Manager for the NI Water Historic Estate Project. Project updates are in the form of meetings, progress reports and presentations.

B. If no, how is heritage information disseminated?

N/A – see above

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

The Infrastructure Delivery Senior Project Manager (ID PM) for the NI Water Historic Estate Project.

B. How is this checked?

The ID PM appoints professional consultants and contractors with the appropriate expertise from the NI Water Procurement Frameworks; IF182 PC21 Professional Services Framework for Consultants and IF105 Integrated Frameworks Partnership for Contractors. To be appointed to these Frameworks, the Consultants and Contractors must demonstrate capability, expertise, past experience, resources etc.… with the highest scoring tenderers being appointed. Also, at project level on specialist projects such as Historic Estates, project references are considered before awarding sub-packages of work.

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

NI Water and agents acting on our behalf undertake applications for Listed Building Consent. This application considers the significance of the heritage asset affected. Example; Listed Building Consent Application No: LA07/2024/0440/LBC granted on 7 March 2024 for our Heritage Asset – The Superintendent's House (HB16/02/017).

B. Are Heritage Impact Assessments (HIAs) standard?

No, they are considered on case by case basis and incorporated into point A above.

C. Do you have any current Conservation Management Plans for your heritage sites?

Yes, as part of our PC21 Capital Works Plan (Apr21-Mar 27).

Two Construction Projects with Consultant support funding in place and Contracts on site –

JI272 – PC21 NIW Historic Estates – Project Total Approved and Awarded £3.1 Million.

JS331 – PC21 Mourne Wall Restoration – Project Total Approved and Awarded £2.4 Million.

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

A. If yes, how often? Are these up-to-date?

Yes, Surveys are undertaken as part of our Capital works plans. To inform our PC21 Capital Works Plan (Apr21-Mar 27) the assets were surveyed, and a business Case compiled to bid for the Project Finances. The PC21 bid was successful, and this restoration work is under progress. Surveys are currently being compiled to reflect to status of ongoing restoration works. These Surveys will then be used to compile the PC28 Capital works Programme (Apr '28 start) Business Case and Bid.

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

Blank

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

Yes, see point 4A above.

B. What period(s) are covered by forward work plans?

PC21 Capital Works Plan (Apr 21-Mar 27).

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

Yes

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

Well House Near 14 Brea Road Creevytenant Ballynahinch (Well House)

Water Tower Hunt's Park Donaghadee Co. Down (Water Works Structures)

Pump House, Garron Road, Carnlough, Ballymena, Co. Antrim

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

None

A. What is the regular inspection period for unused assets?

N/A

B. Can you please provide a list of such structures in your care?

N/A

C. Have you encountered issues with disposal, not anticipated in the original business cases?

N/A

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

There are 39 listed heritage assets in total -

Site	CAR ID	Historic Asset List	% Complete
1	S00174	Mourne Towers - Slieve Donard	100
2	S00174	Mourne Towers - Slieve Commedagh	100
3	S00174	Mourne Towers - Slieve Meelmore	100
4	S00174	Silent Valley - Entrance Gates	100
5	S00174	Silent Valley - Superintendents House	30
6	S00174	Silent Valley - Fountain 1	100
7	S00174	Silent Valley - Electric Generating House	2
8	S00174	Silent Valley - Restaurant	100
9	S00174	Silent Valley - Lodges	2
10	S00174	Silent Valley - Fountain 2	100
11	S00174	Silent Valley - Exhibition Hut back in PC27	100
12	S00174	Silent Valley - Dam Excavation Shaft and Trench Shuttering	100
13	S00174	Silent Valley - Lime Dosing House	100
14	S00174	Silent Valley - Screening Chamber	2
15	S00174	Silent Valley - Screening House	60
16	S00174	Silent Valley - Scour Valve House	2
17	S00174	Silent Valley - Silent Valley Reservoir	100
18	S00174	Silent Valley - Overflow	2
19	S00174	Silent Valley - Valve Tower House	2
20	S00174	Silent Valley - Bignian Tunnel Outlet	100
21	S00174	Silent Valley - Ben Crom Reservoir	2
22	S00064	Dunnywater - Entrance	100
23	S00064	Dunnywater - Mixing Wells	100
24	S00064	Dunnywater - Well House	25
25	S00064	Dunnywater - Intercepting Weir 3	100
26	S00064	Dunnywater - Gauging Weir	100
27	S00064	Dunnywater - Aqueduct	100
28	S00064	Dunnywater - Rourkes Conduit	100
29	S00064	Dunnywater - Intercepting Weir 2 & Bignian Tunnel Inlet	100
30	S00064	Dunnywater - Intercepting weir 1	100
31	S00810	Donaghadee Water Tower	2
32	S00155	Ballykine Lodge	2
33	S00155	Ballykine Pumping Station	2
34	S04030	Tullybrannigan Lodge	2
35	S02372	Rathfriland Water Tower	2
36	S02075	Derrydrummuck Blowoff Tower	100
37	S03774	Altnaheglish Reservoir	2
38		Creevytennant Wellhouse	100
39		Mourne Wall	100

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

Two applications as follows –

- Listed Building Consent Application No: LA07/2024/0440/LBC granted on 7 March 2024 for our Heritage Asset – The Superintendent's House (HB16/02/017).
- Listed Building Consent Application No: LA07/2023/3298/LBC granted on 31 August 2023 for our Heritage Asset – Dunnywater Well House (HB16/01/051).

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaeological-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

Yes, restoration works on multiple assets within the Silent Valley estate.

B. Are you willing to share them as exemplars or case studies which we can publish?

The NI Water Heritage Officer and the Infrastructure Delivery Senior Project Manager would welcome a site visit and Project Presentation at Silent Valley Mountain Park, Co. Down to highlight our progress and plans. Following on from our presentation in Stormont during a Heritage Officer Event in 2024, we have been approached by HED to host a Heritage Officer Site Visit event. The event is to be arranged.

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

A. If yes, please provide it to us.

Yes

B. If no, how do you track the condition and issues affecting your heritage assets?

Blank

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

Our Records are held and archived on the NI Water Corporate Asset Register.

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

To date no records have been sent to Historic Environment Record of NI (or another repository) when no longer required. Consideration can be given to this, if any of the historic assets are identified for disposal by NI Water, to safeguard records of heritage assets for future generations.

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies.

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

No estates policies in place that contemplate climate change.

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

NI Water has developed a Climate Change Strategy which sets out the approach to building a net zero and climate resilient business. As NI Water assets are more exposed to risk there is a need to make plans to mitigate and do more to understand the exposure and impact to assets. To achieve this, NI Water has made an initial assessment to understand the climate hazard projections focusing on temperature extremes and changes in rainfall, sea level rise and wind. Further detailed assessments will be considered for at risk assets.

NI Water plans to commence implementing this new approach across its investment programme to inform the next business plan in PC28 (2028-33).

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

Estate team currently carry out building surveys at all hub offices, information contained in surveys will be used for PC28 submission/developing programme of work, with a goal of making NIW hub offices net zero by 2030.

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

Any adjustments will be considered as part of PC28 planning

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

Yes, NI Water are aware of the Protocol.

B. That they have adopted the approach as good practice?

Yes

C. That you have incorporated their responses to you in your responses to the question above?

This return is from NI Water only.

For clarity, please provide HED with a list of the bodies in your departmental return.

Appendix 12: Ministry of Defence return

Protocol Point 1 - Nominate a heritage officer

- **Are you the nominated heritage officer?**

A. If yes, what contact do you have with the property managers in your organisation on these issues?

The Ministry of Defence (MOD) has six nominated heritage officers within two operational Historic **Environment Teams (HETs) within the Defence Infrastructure Organisation (DIO). The Archaeology Team has two full time equivalents (FTEs), covering the** North and South of the UK. The Historic Buildings Team (HBT) has three FTEs covering the same areas. The operational teams liaise closely with both MOD estate teams and its contractors.

All members of the Archaeology and HBT are either members of Chartered Institute for Archaeologist or Institute of Historic Building Conservation.

B. If no, how is heritage information disseminated?

Blank

Note: Normally a single nominated officer will liaise best with Historic Environment Division and can collect data or spread information, but if you have several channels or multiple staff, please provide information.

Protocol Point 2 - Use consultants and contractors with appropriate qualifications and expertise

A. Who is responsible for ensuring that professional consultants and contractors have appropriate expertise?

Blank

B. How is this checked?

The DIO HETs undertake assurance/compliance activities which include site visits, assessing the quality of reports, as well as the qualifications and experience of the contractors and advisers.

The MOD primarily contracts out site maintenance to facility management organisations known as Industry Partners (IPs). Contract requirements and Key Performance Indicators for these contracts align to Departmental policy and incorporate the requirements of Statutory compliance. Part of the procurement process involves compliance to heritage standards and the requirement for heritage documentation, such

as Quadrennial or Quinquennial Inspections.

IPs on each site have responsibility on each establishment for site maintenance including ensuring heritage professionals within their own supply chains have appropriate expertise. Each DIO estates contract includes 'call-off' contracts which will include specialist conservation firms. Some contracts have specialist historic estate personnel, and others use suitably qualified third parties.

Note: This question refers specifically to external staff or bodies – contractors or sub-contractors, i.e. those undertaking work on behalf of your organisation, but not regularly employed by it.

Protocol Point 3 - Ensure that the significance of any heritage asset is taken into account when planning change.

A. Where change has been proposed, how has the significance of any heritage asset affected been factored in?

MOD continues to engage with Historic England for the larger and more complex sites.

Professional advice is provided to MOD's consultants by internal DIO Subject Matter Experts in Town Planning and the Historic Environment to ensure that the significance of any heritage asset is taken into account when planning change or development. Associated guidance is provided within MOD Policy (Joint Service Publications) for those dealing with development consents that may affect heritage assets and that requires that the HET is consulted, where appropriate. Where there is significant heritage interest pre-disposal / pre-development reports are required to be produced by Technical Service Provides (TSP's) acting on behalf of MOD in order to assess the significance, both desktop and sometimes trial trenching if archaeology is suspected. Results are discussed with the HET and made available for the relevant Local Planning Authorities (LPA) as part of the decision-making process.

Establishment Management Plans (EMPs) inform infrastructure investments to improve the built estate and contain heritage information that informs the customer about the capacity and developmental potential of each establishment.

B. Are Heritage Impact Assessments (HIAs) standard?

Heritage Impact Assessments are produced for Listed Building Consents and for larger development schemes as required.

C. Do you have any current Conservation Management Plans for your heritage sites?

There are no Conservation Management Plans.

Note: 'change or development' includes re-use and disposal.

Historic Environment Division has developed 'Conservation Principles' to help provide a framework to assist with the assessment of significance. This is available at: Conservation Principles guidance | Department for Communities

Historic Environment Division has also developed 'Guidance for the Thermal Upgrade of Traditional Buildings' Guidance for the Thermal Upgrade of Traditional Buildings

Protocol Point 4 - Commission regular condition surveys

- **Do you undertake regular condition surveys of heritage assets?**

A. If yes, how often? Are these up-to-date?

Yes, as advised by the Protocol for the Care of the Government Historic Estate Northern Ireland, we undertake Quadrennial and Quinquennial Inspections of our Statutory Designated Listed Buildings and Scheduled Monuments, respectively.

The requirement for Quadrennial Inspections, which is written into the department's facilities management contracts and historic environment policy, are undertaken on a four-yearly cycle for all listed structures and built scheduled monuments.

IPs are required within their FM contracts, to conduct these inspections, on behalf of MOD which in turn are commissioned from third party specialist contractors.

In Northern Ireland, Defence holds 15 Statutory Designated listed assets. There are two leasehold assets, and the responsibility for any Inspection rests with the landlord and not MOD. At the date of this response, we are seeking confirmation of the status of the Inspection report for the final listed asset,

Defence also has three Scheduled Monuments which have had Quinquennial Inspections carried out: two at Ballykinler and one at Magilligan.

B. If no, how do you 'identify and prioritise repair and major maintenance requirements' (Protocol paragraph 4)?

Blank

Note: If you wish to share a typical sample of a survey undertaken, this will be welcomed. The condition surveys requested will not be published but will help HED to understand the type of information gathered and the professional expertise utilised.

Protocol Point 5 - Implement a planned programme of repairs and maintenance

A. Do you prepare detailed Asset Management Plan(s) (AMP) and do they build on condition survey recommendations?

Military Commands (Army, Navy, Royal Air Force etc.) are accountable for stewardship and performance of their portfolios and are empowered with the financial decision making that supports this.

MOD has developed an Asset Management System which enables Portfolio owners to develop whole life plans for their estate liabilities at asset, site, and portfolio level. As part of the asset management system MOD has the ability to identify historic assets and ensure maintenance in accordance with the assets age and heritage status as required.

B. What period(s) are covered by forward work plans?

Forward work is planned on a continuous cycle. Recommendations are collated on receipt of inspection report, and either carried out by the IPs as part of the maintenance contract or transferred to the 'forward works plan' depending on criticality and costings.

Future works will span several years for the various IPs, but the Quadrennial Inspections (which inform the forward works plans) are every four years.

Within the Quadrennial Inspections works are prioritised and costed within four different sections. The categories are:

- Category 1 – Unavoidable
- Category 2 – Essential
- Category 3 – Urgent
- Category 4 - Desirable

The works are funded through the TLBs on a site-by-site basis.

There is also a small additional fund, the Conservation Stewardship Fund (CSF), which is used for a range of conservation projects, including historic buildings and scheduled monuments. The CSF is targeted at either Heritage at Risk (HAR) items, or in keeping structures off the HAR Register. The CSF fund is granted an annual budget which has to be applied for each year.

Note: if you wish to share excerpts of your asset management plan as it relates to the heritage assets in your care, this will be welcomed.

Protocol Point 6 - Protect heritage at risk (HAR)

A. Do you have an agreed strategy for any HAR sites? If so, have you engaged in discussion on this with the council, Ulster Architectural Heritage or Historic Environment Division?

The Gifting of St Lucia Barracks to the NI Executive is included within the Devolution of Policing and Justice, Hillsborough Agreement 2010. Negotiations around this transfer are ongoing. Defence has undertaken maintenance works on St Lucia Barracks.

B. Can you please provide a list of these structures and a synopsis of engagement undertaken to develop solutions?

The following are the HAR structures:

- Army Recruitment Office, St Lucia Barracks
- Battalion HQ, South Africa Block, St Lucia Barracks
- Guardhouse boundary wall and attached memorials, St Lucia Barracks
- Officers Mess, St Lucia Barracks
- Sergeants Mess, St Lucia Barracks
- St Lucia Club former Mess Hall, St Lucia Barracks
- Waterloo Block aka St Lucia Block, St Lucia Barracks

Note: It is good practice to seek evidence that a specific strategy is in place for each structure. See: Heritage at Risk | Department for Communities (communities-ni.gov.uk) and the HAR NI Register at: Home | Heritage at Risk in Northern Ireland | nidirect (communities-ni.gov.uk)

Protocol Point 7 - Work to keep buildings in active use

- **Do you have any heritage assets that are vacant, unused or in course of disposal?**

A. What is the regular inspection period for unused assets?

B. Can you please provide a list of such structures in your care?

C. Have you encountered issues with disposal, not anticipated in the original business cases?

Yes, St Lucia Barracks is in the course of disposal: please refer to the response provided under Protocol Point 6 above.

MOD Policy within Joint Service Publication (JSP) 850 Infrastructure and Estate Policy, Standards and Guidance requires the Department to:

- ensure that the significance of any heritage asset is taken into account when planning change or development.
- safeguard heritage assets that are unused or in course of disposal

A Conservation Report, which includes condition assessments of the St Lucia Barracks Listed Assets, was prepared in 2019.

Note: Cabinet Office/OGP Guide for the Disposal of Surplus Land at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/599778/Guide_for_the_Disposal_of_Surplus_Land.pdf

UK Guidance : The Disposal of Heritage Assets | Historic England and the NI Guidance at: Disposal of surplus public sector property in Northern Ireland - guidance (finance-ni.gov.uk) (see page 53).

Land should be disposed of appropriately, and heritage assets should be handled in a sustainable way, so that their significance is retained. The amount of information required should be proportionate to the asset. Very complex sites may be best served by Conservation Management Plans. These need to be kept up to date.

Protocol Point 8 - Comply with statutory procedures that regulate works to heritage assets

A. How many designated heritage assets are within your estate, by category (e.g. listed building, scheduled monument, registered park/garden)?

The numbers of designated heritage assets are:

- Listings in Northern Ireland - 15

The breakdown by grade is:

- Grade A: 1
- Grade B+: 1
- Grade B: 13

Scheduling's – 3

- DOW044: 064 - WW1 Training Trench System, Ballykinler
- DOW044: 065 - WW1 Trench system and Grenade Bunker, Ballykinler
- LDY001: 013 - Heavy Anti-aircraft battery Townland LWR Drummens, Magilligan

B. How many (a) listed building consent and (b) scheduled monument consent/clearance applications has your organisation made in the period 2023-2025?

There are no Listed Building Consents and Scheduled Monument Clearances

Permissions are applied for by the IPs. No Scheduled Monument Consent/clearance applications were made in the reporting period.

Note: We have been largely reliant on your information to produce the figures in previous Biennial Reports and will be so in the future as there is no requirement on owners to notify the department of a change in ownership. Our historic Map Viewer identifies all known heritage assets in N: Historic Environment Map Viewer | Department for Communities which could be compared to your ownership records.

Our Owner's Guide to listed historic buildings in NI may also help: https://www.communities-ni.gov.uk/publications/owners-guide-listed-historic-buildings-northern-ireland

Advice on development management can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/consulting-hed-development-management-applications-consultation-guide.pdf

Guidance on obtaining listed building consent can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/listed-building-guide.pdf

Guidance on archaeological works in the planning process can be found at: https://www.communities-ni.gov.uk/sites/default/files/publications/communities/dfc-hed-guidance-on-archaeological-works-in-the-planning-process.pdf

Protocol Point 9 - Ensure a high standard of design in any new work and in the alteration of the historic environment

A. Do you have any examples of new works that have enhanced your heritage assets or area around them?

No examples within the last two years.

B. Are you willing to share them as exemplars or case studies which we can publish?

Blank

Note: ensure a high standard of work and in the alteration of the historic environment. This is also in line with the NI policy on Architecture and the Built Environment: https://www.communities ni.gov.uk/sites/default/files/publications/dcal/dcal-architecture-and-built-environment-policy-document.pdf

Protocol Point 10 - Prepare biennial conservation reports

- **Do you prepare the report for your senior management or for internal information?**

A. If yes, please provide it to us.

MOD does not prepare a standalone biennial report, however an overview of the historic environment is published within the MOD's Annual Report and Accounts 2023 – 24

Case studies to showcase conservation activities relating to the historic environment across the Defence estate are included in the MOD annual Sanctuary Magazine Sanctuary magazine - GOV.UK and can feature as part of the Sanctuary Awards Ministry of Defence Sanctuary Awards - GOV.UK.

B. If no, how do you track the condition and issues affecting your heritage assets?

Blank

Note: In addition to the full biennial report forwarded by each department or reporting body, you are welcome to supplement these answers with text describing the notable issues, developments and achievements of the period. If so please make clear whether this can be published. If you are planning to publish your Department's biennial report on your Department's website please confirm this to us and forward a link to same when live.

Protocol Point 11 - Identify and record heritage assets

A. How are your records held and archived?

MOD continues to have a standard protocol which is followed for records over 20 years old. Care is taken for records concerning disposal sites. The records are either sent to, or collected by, MOD Records Review based in Portsmouth. The Records Review team assess the records for security issues and are then passed to The National Archives (TNA). If the TNA do not choose them, the records are then passed to other archives.

The TLB Heritage Sections also have their own methods for collecting historic data which can be accessed through their own museums and collections.

B. Does your organization send material to the Historic Environment Record of NI (or another repository) when no longer required?

Blank

Info: The Historic Environment Record of Northern Ireland (HERoNI), holds information on all elements of Northern Ireland's historic environment in the form of databases, written records, maps, photographic, drawn and digital material.

To avoid the loss of records the following advice is issued by the National Archives: http://www.nationalarchives.gov.uk/information-management/manage-information/selection-and-transfer/

Protocol Point 12 - Ensure that the historic environment is included in climate change action plans

The Protocol includes a requirement that the historic environment be considered in any specific departmental climate change action plans or policies.

Can you, therefore:

A. Detail any estate policies that your department has that contemplate climate change and if these consider the specific impact on heritage assets.

B. Provide detail on any proposals to introduce policies on the impact of climate change and the timescale for their introduction.

C. Explain if you have made adjustments to your estate planning as a result of climate change e.g. Inclusion of climate change risk assessments etc.

D. Detail any adjustments to your heritage assets that you have undertaken to anticipate climate change

MOD continues to embed its approach to sustainability for the estate in its policy, processes and planning through the maintenance and updates to JSP 850: Infrastructure and Estate Policy, Standards and Guidance. This provides the authoritative single source of direction on infrastructure and estate policy, standards and supporting guidance for the entirety of the Defence estate in the UK and overseas. It is an evergreen document, designed to evolve in order to respond to and meet new requirements driven by changes in legislation and Defence's needs.

MOD continues to contribute to the Government commitment of the UK achieving "net zero" greenhouse gases by 2050.

Internal Departmental climate adaptation and resilience activity is supported by the Defence Climate Risk Assessment Methodology (DCRAM) which was developed in line with National Audit Office guidance and risk taxonomy. The methodology enables the identification, assessment and subsequent management of

climate related risks and opportunities, which is pulled through the Departments corporate governance into the Principal Risk process.

A key element in the delivery of the Strategic Approach is Defence's Greening Government Commitments (GGCs). The GGCs set out the actions UK government departments and their partner organisations will take to reduce their impacts on the environment. The Commitments currently in place cover the target period 2021 to 2025.

Further information can be found in the Ministry of Defence annual report and accounts 2023 to 2024 - GOV.UK

MOD has a suite of Sustainability and environmental Assessment Tool (SEAT) within JSP 850: Infrastructure and Estate Policy, Standards and Guidance which includes:

- a bespoke Climate Impact Risk Assessment Methodology that identifies threats and necessary management actions for Defence sites which will invariably include heritage assets. Appropriate technical subject matter experts (such as the MOD Heritage Officers) are also consulted as part of the Climate Impact Risk Assessment process, to ensure any Heritage-specific issues can be identified and addressed. MOD has completed 44 Climate Impacts Risk assessments on its establishments during this reporting period.

- Sustainability Appraisal (SA) is a process that helps to ensure sustainability considerations and policy requirements are integrated into all plans, programmes and projects (P/P/Ps) that have the potential to affect the environment, society or the economy on, over or around areas owned, occupied or used by MOD, its agencies and partners. Theme K is dedicated to the Historic Environment with its objective to protect and where possible enhance the MOD historic environment in recognition that it is an integral part of cultural heritage. SAs also assess climate risks, including UK Climate Projections.

The Strategy for Defence Infrastructure - GOV.UK published in 2023: sets an objective for MOD to 'ensure our estate is resilient to current and emerging security threats, natural hazards, and the impacts of climate change.'

Work continues to build on and progress the Ministry of Defence Climate Change and Sustainability Strategic Approach.

Note: examples might include amendments to sizes of rainwater goods/ increasing drains/ soakaways/ provision of additional mechanical ventilation, etc.

Question 13 - Independent Bodies

The Protocol requires input from a number of 'central government departments and agencies'. Therefore, can you confirm:

A. That all of the bodies (NDPBs and equivalent) that receive the majority of their funding from your department are aware of the Protocol?

B. That they have adopted the approach as good practice?

C. That you have incorporated their responses to you in your responses to the question above?

For clarity, please provide HED with a list of the bodies in your departmental return.

The entirety of the MOD estate in Northern Ireland is managed through the DIO and its associated FM contracts. No further engagement with MODs Arms-Length Bodies or other Executive Agencies has therefore been undertaken.

Department for
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Email: HeritageCounts@communities-ni.go.uk

Web: https://www.communities-ni.gov.uk/publications/protocol-care-government-historic-estates