Historic England

Listing – Fact Sheet

June 2016

There are nearly 400,000 designated heritage assets on the National Heritage List for England (NHLE). There are seven types of designated heritage assets which make up the historic environment:

- Listed buildings
- Scheduled monuments
- Registered parks and gardens
- Registered battlefields
- Protected marine wreck sites
- Conservation areas
- World Heritage Sites

For most people, the historic environment represents the place in which they live and work. 99.3% of people in England live less than a mile from a listed heritage asset[1].

Listed buildings and registered parks and gardens are divided into grades, according to their significance. The table below shows a breakdown of listed buildings and parks and gardens by grade and region (as at 7 April 2016). The table on the following page shows the regional totals of listed buildings, scheduled monuments, parks and gardens, and battlefields.

The Benefits of Listing

- **Listed properties generate a higher level of total return on investment[3].**

  A 2011 analysis of the Investment Property Databank (IPD) Index (a leading real estate industry data source for commercial property) shows that at the All Property level, the IPD Listed Property Index has generated a higher level of total return than the IPD Index for three, five, 10 and 30 year time periods. The listed office sector delivers the greatest consistent outperformance, with the industrial sector also delivering much stronger returns over the 30 year time period. The listed retail sector underperforms in the short to medium term time frame, but delivers outperformance over the 30 year period.

REGION	LISTED BUILDINGS[2]				PARKS AND GARDENS			
	Grade I	Grade II*	Grade II	Total LBs	Grade I	Grade II*	Grade II	Total P&G
South West	2,045	5,181	82,622	**89,848**	29	95	176	**300**
South East	1,734	3,916	70,896	**76,546**	38	123	216	**377**
East of England	1,756	3,524	52,481	**57,761**	11	58	147	**216**
West Midlands	622	2,173	31,576	**34,371**	11	48	95	**154**
Yorkshire and Humber	680	1,490	28,519	**30,689**	8	23	84	**115**
East Midlands	1,000	1,882	26,922	**29,804**	16	39	84	**139**
North West	491	1,536	23,531	**25,558**	5	29	99	**133**
Greater London	597	1,410	17,020	**19,027**	19	31	103	**153**
North East	388	751	11,132	**12,271**	4	11	40	**55**
National	**9,313**	**21,863**	**344,699**	**375,875**	**141**	**457**	**1,044**	**1,642**

1 Historic England, Vital Statistics, accessed from: https://content.historicengland.org.uk/images-books/publications/vital-statistics/vital-statistics-2015.pdf

2 The listed building numbers are not separated into individual households/apartments. In 2015, Ordnance Survey carried out analysis of the NHLE to determine the number of individual listed building properties. Many NHLE entries are in multiple ownership. The analysis showed that 45% of listed properties have one title, 17% have 2-3, 18% have 4-10, 8% have between 11-20 and 12% have 21 or more. The same analysis showed that 70% of the property titles were for residential use, 5% for retail and 5% for office use. From this data, there are an estimated 514,000 residential listed properties in England.

3 Colliers International (2011) Encouraging Investment in Industrial Heritage at Risk, available: https://content.historicengland.org.uk/content/docs/research/encouraging-investment-industrial-heritage-at-risk-investment-performance.pdf

REGION	LISTED BUILDINGS	SCHEDULED MONUMENTS	PARKS AND GARDENS	BATTLEFIELDS	TOTAL ENTRIES
South West	89,848	7,010	300	10	**97,168**
South East	76,546	2,661	377	6	**79,590**
East of England	57,761	1,738	216	2	**59,717**
West Midlands	34,371	1,426	154	6	**35,957**
Yorkshire and Humber	30,689	2,630	115	6	**33,440**
East Midlands	29,804	1,550	139	6	**31,499**
North West	25,558	1,325	133	3	**27,019**
Greater London	19,027	163	153	1	**19,344**
North East	12,271	1,401	55	6	**13,733**
National	**375,875**	**19,904**	**1,642**	**46**	**397,467**

- **Listed home owners are positive about owning their listed building and see listed building consent as necessary[4].**

  A 2015 survey of residential listed building owners found that the majority of owners are highly positive towards their home's listed status. More than 9 out of 10 (93%) of owners surveyed agreed their listed building was 'important' or 'very important' to the character of the local area. In the same survey, 88% of listed home owners believe listed building consent is either 'important' or 'very important' to protect the special architecture and historic character of their property[5].

- **The majority of listed building consent applications are successful.**

  DCLG reports that 93% of all listed building consent applications between July to September 2015 were successful[6]. This is compared to 88% of all planning applications.

- **Listed buildings are inspirational places to do business in.**

  The commercial businesses based in the historic buildings of the UK's major cities are more productive and generate more wealth than is the average for all commercial businesses across the whole economy[7].

Across the UK, the businesses based in listed buildings are highly productive and make an estimated annual contribution to UK GDP of £47billion and employ approximately 1.4 million people. This represents 3.5% of the UK's 'gross value added' (GVA) and 5% of total UK employment.

In the places surveyed, a commercial business based in a listed building generates an average of £308,000 in GVA per year – 4.4% higher than the average for all commercial businesses across the UK. Rather than being an obstacle to productivity, listed buildings attract businesses in the most productive sectors of the economy.

The 'heritage premium' associated with the occupation of these listed buildings – that is the extra GVA they generate over and above the amount generated by an equivalent number of businesses in non-listed buildings – is £13,000 per business per year.

Francis Tea Room and Deli (formerly 1930s ladies hair dressers) South Road, Scarborough. © Historic England

4 Ecorys & Alastair Coey Architects (2015) Survey of Listed Building Owners (2015), available: http://hc.historicengland.org.uk/content/pub/2015/listed-building-owners-survey-2015.pdf
5 Ibid.
6 Department for Communities and Local Government (2015) *Table P123*, available: https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics
7 Heritage Lottery Fund (HLF) (2013) New ideas need old buildings, available: https://www.hlf.org.uk/new-ideas-need-old-buildings

- **Properties in conservation areas have higher property prices.**

  An analysis[8] of over 1 million property transactions between 1995 and 2010 in 8,000 conservation areas found that:

  - Houses in conservation areas sell for a premium of 9% on average, after controlling for other factors;
  - Property prices inside conservation areas have grown at a rate that exceeded comparable properties elsewhere by 0.2% a year
  - Property prices close to conservation areas increased at a relative rate of about 0.1% per year

- **Listed buildings are particularly attractive to new business start-ups, especially in the creative and cultural sector[9].**

  Creative and cultural industries are 29% more likely to be found in a listed building that in a non-listed building in England. This difference is particularly pronounced in England's core cities, where creative industries are 55% more likely to be found in a listed building than a non-listed building.

- **Heritage attracts business[10].**

  One in four businesses in a survey of over 100 agreed that the historic environment is an important factor in deciding where to locate. The presence of heritage was as important as road access.

- **Listed buildings receive grant funding.**

  Over 43,000 projects have been funded by the Heritage Lottery Fund (HLF), the largest source of public finding for the historic environment in the UK, to the value of £6.7 billion. During the course of 2014-15, HLF awarded £453 million in grants, an 11% rise from 2013-14[11].

- **Adults who live in areas of higher concentrations of historic environment are likely to have a stronger sense of place[12].**

  A 2009 study found that individuals living in areas with a greater concentration of listed historic buildings, parks and gardens had a stronger sense of place.

- **Young people value listed buildings.**

  In 2011, 1,000 young people took part in exercises designed to understand their attitudes and experiences of their historic environment. They were asked to complete a questionnaire and take photos of places which mattered to them most. 58% of buildings the young people cited as important were listed[13].

- **Listed buildings attract visitors[14].**

  In 2010, the North West Development Agency commissioned a survey of 35,000 people and asked them to rank places out of 1,000 on the basis of whether it was their type of place for a "day out". The results found a strong direct relationship between the number of listed buildings and their popularity as a destination for a day out.

- **Most members of the public place a high value on the historic environment.**

  A national MORI survey found that 87% think it is right that there should be public funding to preserve heritage; 85% think the historic environment is important in the regeneration of our towns and cities; and 77% disagree that we preserve too much[15].

8 Gabriel M. Ahlfeldt, Nancy Holman & Nicolai Wendland (2012) An assessment of the effects of conservation areas on value, available: https://content.historicengland.org.uk/content/docs/research/assessment-ca-value.pdf
9 HLF (2013) New ideas need old buildings, available: https://www.hlf.org.uk/new-ideas-need-old-buildings
10 Amion and Locum Consulting (2010) Impact of historic environment regeneration, available: http://hc.historicengland.org.uk/content/pub/Impact-HE-Regeneration
11 HLF (2015) Annual Report 2014-15, available: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/445199/WEB_HLF_Annual_Report_and_Accounts_201415.pdf
12 Heritage Counts (2009) available: http://hc.historicengland.org.uk/content/pub/HC09_England_Acc.pdf
13 Historic England (2011) *Heritage and People: Value and Impact*, available: https://historicengland.org.uk/research/current-research/social-and-economic-research/value-and-impact-of-heritage/heritage-and-people-value-and-impact/
14 Heritage Counts (2010), available: http://hc.historicengland.org.uk/content/pub/HC-Eng-2010
15 English Heritage (2000) *Power of Place: The future of the historic environment*, available: https://historicengland.org.uk/images-books/publications/power-of-place/

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